

7 May 1971

MANAGER'S REPORT NO. 33, 1971.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Burnaby Lake
Manager's Report No. 20, 1971, Item 13, Council Meeting March 22, 1971.

On March 22, 1971, Council considered the above subject and the matter of completely dredging the lake was referred back to the Manager for a further report on the point regarding the Municipality being credited by the Vancouver Fraser Park District if the work were to proceed, and also whether the Pollution Control Board would be prepared to grant authority to discharge additional material into the Fraser River.

On March 30, 1971, your Municipal Manager wrote to Mr. Still, Acting Administrator, Vancouver-Fraser Park District, about this rather complex problem. To date we have not received a reply. It has been discovered that the Park District does not have the authority under its Letters Patent to operate and develop a park. It is our understanding that perhaps this is going to be changed in the future but at this point in time we have nothing definite.

It was agreed at the meeting on March 22nd that we would not contact the Pollution Control Board until after we had started work on the first 500,000 cubic yards. We still have not contacted the Pollution Control Board because of the blockage that we have created in the Greater Vancouver Sewerage and Drainage District outfall. It is our understanding that the Pollution Control Board is not very happy with what it has seen to date as far as the dredging is concerned. The Deputy Engineer advises that the outfall again became plugged on May 3rd. This time it was further up the pipe where the tide has an effect in slowing the velocity, causing the material to drop out and build up so as to block the sewer. It does not appear wise to contact the Pollution Control Board about any additional dredging at this time.

This is a progress report on this subject.

2. Re: Subdivision Reference #51/71.

In order to finalize the above subdivision the existing easement on the property is being replaced by a new easement as shown on the attached plans. The following information applies:

- A. Legal Description:
Lot 2, Block "C", D.L. 94, Plan 5895
- B. Details of Ownership:
Registered Owner: Handyman Electric and Plumbing Supply Limited
(Retail Business) of 5339 Kingsway, Burnaby, B.C.
- C. Description of Easement:
As per attached plan.
- D. The new easement is required for the new locations of drainage and sewerage works and is to be provided at no cost to the Corporation.
- E. The property is located at 5339 Kingsway, Burnaby.

It is recommended that Council give authority to release the existing easement and to accept and execute the new easement.

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3. Re: H. B. Contracting Limited
Sewer Contract - Areas No. 2 and 3
Claude and Copley Pumping Station.

The Engineer's Department has received a letter from H.B. Contracting Limited, requesting a further extension on the Copley Pumping Station portion of the above-named contract. Because of severe winter weather conditions and the unusually difficult ground encountered along Still Creek Avenue, a 30 day extension of time has already been approved, which terminated the 30th April, 1971. The Contractor has now requested 30 days additional time to terminate 31 May, 1971.

H.B. Contracting have advised that the reason for the further addition is primarily because of difficulties being encountered at manhole No. 1, where they have not been able to maintain an excavation and have tried driving planks around the manhole, but due to heavy rains and the exceedingly bad ground conditions, they have had no success. As a result, they have been required to turn to steel sheet piling and are still having difficulty caused by the material boiling up faster than they can excavate. To resolve this, they are attempting to stop the boil by placing a quantity of 6-inch rock in the bottom of the excavation.

For these reasons, the Engineer has recommended, and the Manager concurs, that their request for a further extension to 31 May, 1971, be approved without implementation of the \$100 per day liquidated damages.

4. Re: Rezoning Reference #24/70 - North 165.5 feet of Lot 2,
except the northerly 123 feet, Block 5, D.L. 32, Plan 6123.
4875 Kingsway.

Council will recall that the applicant for the above application withdrew his application by letter dated April 19, 1971. Subsequently, Mr. P. Zakus, the owner of the subject property wrote to Council by letter dated April 26, 1971, asking that the Bylaw be reviewed as he wished to proceed to fulfill the prerequisites.

At its April 26, 1971 meeting, Council deferred action on Mr. Zakus' request until he provided Council with further details of his intentions. The Planning Department have now been advised by letter that Mr. Zakus has obtained the Comprehensive Development Plans from the Architect for the previous applicant and he is proceeding to fulfill the remaining prerequisites. He hopes to have plans and all necessary applications submitted to proper departments within ten days.

It is recommended that this application be forwarded to a Public Hearing.

5. Re: Burnaby Horsemen's Association.

Attached you will find a copy of the Lease which has been prepared by the Solicitor in connection with the above.

The Lease has been amended in accordance with the instructions of the Parks and Recreation Commission and Clause 4(g) has been changed as approved at the Council meeting held on May 3, 1971.

It is recommended that authority be granted to have the Lease executed on behalf of the Corporation by its signing officers.

6. Re: Architect's Agreement with J. Lovatt Davies,
Dressing-room Addition to Stride Avenue Elementary School.

The Solicitor has prepared an Agreement between the Architect and the Municipality in connection with the above project. The Agreement used is the "Standard Form of Agreement Between Client and Architect" as issued by the Royal Architectural Institute of Canada. The general terms of the Agreement are as follows:

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6. Re: Architect's Agreement with J. Lovatt Davies,
Dressing-room Addition to Stride Avenue Elementary School. (Cont'd)

1. The Work is an addition to the Stride Avenue Elementary School Activity Room including dressing rooms, showers, public restrooms, storage and furnace rooms for school and public use.
2. The Architect agrees that the total cost of constructing and erecting the Work shall not exceed the sum of \$55,600.00.
3. The Architect's fee shall be 6% of the cost of the Work. Not included in the 6% is a 3% fee for special engineering services for mechanical and electrical work.
4. The total fee paid to the Architect shall not exceed the sum of \$4,400.00.
5. If the lowest tender submitted for the cost of constructing and erecting the Work exceeds the sum of \$55,600.00, the Architect will at his own cost and expense and to the entire satisfaction of the Municipality, revise the Contract Documents, including plans and specifications, to bring the cost of constructing and erecting the Work within the said sum of \$55,600.00.

The Parks and Recreation Commission have requested that Council enter into a formal Agreement with J. Lovatt Davies and Partner, Architects, 923 Denman Street, Vancouver 5, for the production of final plans and specifications.

It is recommended that the Agreement prepared by the Solicitor be executed by the Mayor and Clerk as the signing officers for the Corporation.

7. Re: Tenders for Stride Avenue Elementary School Dressing-room Addition.

The following tenders were received for the above project and opened at 3:00 p.m. Monday, May 3, 1971:

Zurbrugg & Son Construction Ltd.	\$51,100.00
Arlen Construction Ltd.	53,775.00
Kelsey Construction Ltd.	51,600.00
Gadicke Construction Co. Ltd.	59,995.00
Hallcraft Construction Co. Ltd.	55,314.00

The contract includes all labour, materials, equipment and services necessary for and reasonably incidental to the completion of work for the Stride Avenue Elementary School Dressing Rooms Addition.

The tenders were received and opened in the presence of J. Lovatt Davies (Architect), Mr. P. Stockstad, Mr. R.J. Constable, Mr. K. Williams and representatives of the firms bidding.

The approved estimate for this project is:

Construction	\$55,600.00
Design & Supervision	4,400.00
Total	<u>\$60,000.00</u>

The Parks and Recreation Commission at its meeting held on May 5, 1971, recommends that the tender be awarded to the lowest bidder, being that of Zurbrugg & Son Construction Limited for \$51,100.00

8. Re: Swangard Stadium Rental Rates
Manager's Report No. 7, Item 1, Council Meeting February 1, 1971.

In a memo dated October 14, 1970, the Council requested the Park and Recreation Commission to review the rental rates for Junior and Amateur sporting events at Swangard Stadium with a view to reducing them or granting concessions that might achieve that end.

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8. Re: Swangard Stadium Rental Rates (Cont'd)

A progress report was submitted to Council on February 1, 1971, as Item 1 of the Manager's Report No. 7, in which it was noted that information on expenditures per event together with certain proposals were considered by the Parks and Recreation Commission and were referred back to the Parks and Recreation staff to review.

We have now received the following report from the Parks and Recreation Commission as a result of material supplied to the Commission on April 7th by the Burnaby members of the Central Park Committee:

"The Central Park Committee discussed ways by which a responsible group could cut down on the expense of using the stadium by possibly carrying out some of the duties such as lining the field, cleaning up the field, stands and dressing-rooms. The Committee did not feel that the groups would wish to undertake these extra duties on top of the other things they must look after as volunteer coaches and managers of teams. Therefore, the Committee did not approve the idea, but rather suggested that groups be advised that a saving could be achieved if they

- a) programme several games in a row so that one "lining" and one clean up could be shared by several groups;
 - b) programme games immediately before or after semi-pro games so that they would not have to look after the cost of lining and clean up.
- Appendix B attached gives details of the factors discussed."

9. Re: Tax Assessment.

At times we think that we have problems in B.C. in connection with the above but they are nothing compared to those encountered in most of the United States. Our Act -- the Assessment Equalization Act -- is basically a good one and has been in effect for 17 years. It has lost some of its effectiveness through recent changes limiting increases, but it is still one of the best.

Attached will be found a copy of an article published in the May 3, 1971 issue of Time Magazine entitled "Trying to Change an Unfair Tax", which will be of general interest to Council. Incidentally, as far as exemptions are concerned, approximately 20% of the total value of properties is exempt in Burnaby and ownership of them is more or less equally divided between Provincial Government, Municipal Government and others.

10. Re: Burnaby Lake.

By way of comment on the last paragraph of the Director of Civil Aviation's letter of April 28, 1971, addressed to the Clerk regarding the above, the following factors should be considered:

1. There will be floating lane marker buoys or gantries that will be overhead which will be semi-permanent at least.
2. There will be six single piles outlining the course.
3. There will probably have to be launching aprons and a shell storage building.
4. There will need to be a starting gate or structure.

It is recommended that the consultants be asked to prepare on Burnaby's behalf an appropriate reply for Mr. Bolduc's letter of April 28, 1971, which would be sent to the local office of the Department of Transport, outlining the above factors, together with any other pertinent information, so that we can pursue the matter of prohibiting aircraft from at least a portion of the lake.

11. Re: Heritage Park - 1971 Centennial Project.

As Council is aware, the former Dowad property was turned over to the Centennial Committee along with the former Baker property in order that the Heritage Park-Museum Complex could be constructed.

The plans for this complex call for the demolition of the Dowad house and out-buildings, and the Parks and Recreation Commission at its meeting of May 5, 1971, decided to request Council's approval of this demolition.

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12. Re: Commercial District at Sussex and Rumble
D.L. 99, Block 24, Lots 1, 2, 3 and 4, Plan 2012.

The Planning Department was asked to furnish background information on the commercially-zoned property described above, which is to be the subject of a delegation to Council at the upcoming May 10th Council meeting.

The Department advises that it has no record of any recent inquiries or discussions relative to any development proposal for these properties, but there have been reports to the Department from nearby residents that Mac's Milk, a chain convenience store operation, proposes an outlet within this block.

The zoning which prevails over these lots (C1, Local Commercial) was created in 1948 by Bylaw 2027, the Bylaw which created the Local Commercial classification, although records indicate that three of the four lots were residentially-occupied at that time. A petition to the Reeve and Council in 1960 sought rezoning of these properties to residential to preclude the introduction of commercial facilities at this location. This bid was formalized as a rezoning application (Ref. #34/60), with the Planning Department recommending in favour of the rezoning. However, the Bylaw was not passed, and the commercial zoning remains to this day, although no commercial use has been established. At present, all four lots are occupied residentially.

In view of the current zoning, if an application were received to develop a commercial use which observed the provisions of the C1 District, the Planning Department would have no alternative but to approve the application.

13. Re: Subdivision Reference No. 56/70
Design No. 700528
Buffalo Street.

We have been approached on behalf of the developers of this subdivision (Cardinal Developments Ltd., 1430 East 57th Avenue, Vancouver) by their servicing contractor (Norburn Construction Limited) regarding the Municipality sharing the costs of constructing 5' curb sidewalks in this subdivision rather than curbs and gutters. The sharing or contributing towards this cost is outlined in the following established Council policy:

May 5, 1969

"In 1967 Council established a Policy of contributing toward the cost of sidewalks in subdivisions, when such are constructed in conjunction with curb and gutter.

The Policy applies only to combined walk and curb because construction cost savings are only available for such joint construction.

The developer is required to absorb 20%; the Corporation pays 80%; and the developer is responsible for sidewalk crossing costs. These percentages are applicable to the difference between the total cost of an integrated walk, curb and gutter and the cost of curb and gutter alone.

At the time the Policy was adopted Council was advised that this difference was \$1.50 per lineal foot and the Corporation's contribution would be limited to \$1.20 per lineal foot. One or two subdivisions actually came in at a difference of less than \$1.50 per lineal foot.

There is a new situation now, however, and the latest application for assistance under the Subdivision Sidewalk Policy indicate that this difference in cost has now risen to \$2.20 per lineal foot which would require \$1.76 per lineal foot for an 80% contribution.

With current interest rates and problems of borrowing, the proposition is still very attractive even at the \$1.76 per lineal foot, as compared with costs of local improvement sidewalks constructed after curb and gutter has been completed.

It is recommended that Council approve of extension of the Policy on the same percentage sharing as previously, but with the establishment of a new ceiling on the Corporation's share of \$1.80 per lineal foot."

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13. Re: Subdivision Reference No. 56/70
Design No. 700528
Buffalo Street. (Cont'd)

The approximate length of sidewalk required is 3,500' and the contractor's quoted difference in cost is \$2.15 per foot, making the Municipality's contribution at the quoted rate of \$1.72 per foot (80% of \$2.15) to be \$6,020.00, however, final payment will be based on actual footage.

We have obtained three quotations of difference of cost between concrete curb and gutter and concrete integral curb walks in this subdivision and the differences are \$2.17 per foot, \$2.40 per foot and \$2.40 per foot, for an average of \$2.32. From this it does not appear unreasonable to accept the Contractor's quoted difference of \$2.15.

It is recommended that Council approve of this proposal.

14. Re: Tenders for Asphaltic Concrete Supply.

Sealed tenders for the supply of the subject materials were received up to 3:00 p.m. local time, on Wednesday, May 5, 1971.

The work of the contract includes the supply, transport and machine laying of approximately 10,500 tons of asphaltic concrete and 15,100 square yards of carpet seal for maintenance paving and overlaying streets and lanes in various locations in Burnaby. The contract will also include the supply of asphaltic concrete of approximately 3,700 tons F.O.B. the supplier's plant for patching purposes.

The bidders were required to submit prices as follows:

Part A

Hot-mix, hot-laid, dense-graded concrete
9,500 tons Type V in place - per ton
1,000 tons Type IV in place - per ton
79,300 sq. yds. Tack coat R.C.O. cutback asphalt - per sq. yd.
15,100 sq. yds. Carpet seal - per sq. yd.

Part B

3,000 tons Type V hot-mix, F.O.B. Plant - per ton
700 tons Type VI cold patch F.O.B. plant - per ton

Three tenders were received and opened in the presence of Mr. V.D. Kennedy, Mr. R.J. Constable, Mr. C.R. Walters, Mr. K. Williams and representatives of the firms bidding.

Submitted herewith is a tabulation of the bids received.

At this moment the only confirmed contract for Type IV material available for comparison is that of the District of West Vancouver. The quantity involved is 12,000 tons; the 1971 unit price is \$9.68 per ton as opposed to \$9.55 per ton tendered by the lowest bidder in our case.

The Municipal Engineer has recommended, and the Municipal Manager concurs, that the tender be awarded to the lowest bidder, Columbia Bitulithic Co. Ltd. at \$126,933.00, with actual payment to be based on unit prices tendered.

15. Re: CD Proposal Halifax Street - Rosser Avenue
Rezoning Reference #61/70.

Council, on April 19, 1971, gave approval in principle to the above development proposal. At that time the Planning Department expressed the opinion that the proposed scheme was inadequate with respect to room sizes, communal facilities within the building and outdoor recreation areas.

Discussions with the developer on these matters were continued and have resulted in the submission of a revised plan. This plan shows an increase in the living area of the bed-sitting rooms from 105 square feet to 142 square feet, communal spaces of approximately 310 square feet on each

Continued....

15. Re: CD Proposal Halifax Street-Rosser Avenue
Rezoning Reference #61/70.

second floor of the building and a substantial increase in the area of the proposed garden court to be used for outdoor recreational facilities.

It appears that the above matters of concern have been resolved and, although some minor adjustments to the plan are still required, it is expected that full agreement to the plans will be reached shortly.

It is, therefore, recommended that this proposal be forwarded to a Public Hearing and the final readings of the amending zoning bylaw be subject to the following prerequisites:

1. The deposit of monies to cover the cost of providing storm sewer facilities to the site.
2. The submission of a detailed and suitable plan of development.

16. Re: Section 411 of the Municipal Act.

The following has made application under Section 411 of the Municipal Act for rebate of percentage additions on the respective property:

M.A. Kedward	Lot 6, Blk. 3	1969 Penalties	\$17.10
521 Holdom Avenue	D.L. 127 E. 1/4, Plan 1342	1970 Arr. Int.	12.75
Burnaby 1, B.C.	Code: 5012370	1970 Penalties	24.25
		1971 Del. Int.	2.09
		1971 Arr. Int.	.10
			<u>\$56.29</u>

This application is presented to Council for consideration in the amount of \$56.29.

To date, 1971 allowances which have been approved under this section, not including the above, total \$66.07.

17. Re: Tenders for "Topsoil".

Sealed tenders for the above were received up to 3:00 p.m., local time, on Wednesday, May 5, 1971.

The work includes the supply, transport and placement of approximately 16,200 cubic yards of specification topsoil for the dressing of boulevards following street improvement projects in various locations in Burnaby.

The bidders were permitted to submit bids on any one or any combination of four zones of delivery. It was understood that a contract could be awarded to the lowest bidder in each of the four zones subject to the quality of materials to be supplied.

One tender was received and opened in the presence of Mr. V.D. Kennedy, Mr. C. Walters, Mr. R.J. Constable, Mr. K. Williams and representatives of the firm bidding.

The tender was submitted by K & F Construction Limited, 7645 Edmonds Street, Burnaby, B.C. The price tendered was \$8.05 per cubic yard per zone or a total of \$130,410.00 (16,200 cu. yd. x \$8.05).

As only one bid was received on this tender call and because of the unit price being unacceptable, the Engineer has recommended that the one tender be rejected and that the Purchasing Agent be granted authority to negotiate and receive quotations for the supply of topsoil for 1971. The Municipal Manager concurs in this recommendation.

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18. Re: Estimates.

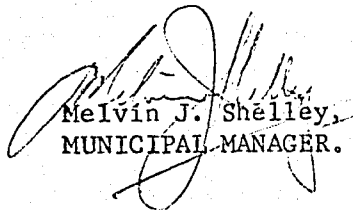
Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$46,100.00.

It is recommended that the estimates be approved as submitted.

19. Re: Medical Health.

Submitted herewith for your information is the 1970 Annual Report of the Medical Health Officer covering the activities of his Department for the year 1970.

Respectfully submitted,


Melvin J. Shelley,
MUNICIPAL MANAGER.

MJS:ep

Attachs.