

THE CORPORATION OF THE DISTRICT OF BURNABY

14 May 1971

MANAGER'S REPORT NO. 35, 1971.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Federal-Provincial Special Development Loans Program.

The following programs have been approved by Federal-Provincial authorities:

BC-23	Sanitary Sewers	\$ 141,000
BC-74	Miscellaneous Parks - Improvements - Bylaw 5861	415,000
BC-75	Stride Avenue Secondary School Recreation Facilities Additions - Bylaw 5862	60,000
BC-76	Senior Citizens Recreation Centre - North Burnaby-Bylaw 5863	200,000
BC-77	Senior Citizens Recreation Centre - Kingsway - Bylaw 5860	279,000
BC-78	Winston Street Construction - Bylaw 5857	351,000
BC-133	Storm Drainage - Bylaw 5864	1,000,000
BC-134	Local Improvements	<u>2,000,000</u>
		<u>\$4,446,000</u>

Currently, including the three 36' streets which should have been 28' streets, the Local Improvement program approved by the property owners totals \$1,727,850.

The Bylaws noted are covered by Section 173. of Bill 104, passed by the 1970 Legislature, which Section reads as follows:

- "173. (1) The provisions of Section 253 of the Municipal Act do not apply to a loan authorization bylaw where the money is to be borrowed from the Government of Canada pursuant to a programme to stimulate employment; but the Inspector of Municipalities, prior to approving the bylaw pursuant to Section 255 of the Municipal Act, may direct that the bylaw be submitted for the assent of the owner-electors.
- (2) Notwithstanding the provisions of Subsection (3) of Section 248 of the Municipal Act, the Council of a village may use funds borrowed from the Government within the jurisdiction of the Council.
- (3) This section is retroactive to the first day of December, 1970."

This is for the information of Council.

2. Re: Anderson Complaint, 3876 Norland Avenue.

Mrs. Anderson has sent to Council a copy of a letter dated May 7, 1971, addressed to the Municipal Manager regarding the above, the contents of which are self-explanatory.

A meeting was held on May 5, 1971, with the Developer, Contractor and staff to discuss this general problem.

The design of the electric system of this building calls for a 120/208 V. four wire service. This four wire service potential is not carried by Hydro on its normal street distribution and requires that a customer provide a pole on which B.C. Hydro can set necessary transformers to supply the

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2. Re: Anderson Complaint, 3876 Norland Avenue. (Cont'd)

specified service. The location of the customer pole, 6 ft. by 6 ft. inside the front south-west corner of the property, would have allowed the customer to take service to the building via an underground service duct, but was rejected by the customer as too expensive. The expense to the customer, beyond the \$6.00 Hydro service charge, would have been for trenching about 115 feet of property and providing a concrete encased duct system for electric and telephone services with a pull pit at the lower end for draining of the duct. We would estimate cost of this trenching and drainage as between \$500.00 and \$600.00 and there would still be an overhead service to the pole.

The customer chose to take aerial service to the building, and since the distance from the customer pole at the front of the property to the appropriate service point on the building was just over the maximum distance for a secondary drop, a second support pole would have been necessary on the site. The need for the second pole was overcome by moving the transformer pole from the front corner of the property to its present location from where a short aerial drop is available to the building service entry. Servicing in this manner is the least expensive, with only a \$6.00 Hydro charge to the customer's account.

A third electric servicing method might have been considered. The third method might be called a full underground service wherein no customer poles have to appear on the private property and wherein the service installation into the building is performed by B.C. Hydro with the customer only providing trenching and ducting between a kiosk and the building. This full underground method starts with the B.C. Hydro bringing an underground dip from the street distribution pole to a surface mounted transformer kiosk on the private property, and thence from the kiosk via underground duct to the service equipment room in the building. The transformer kiosk is roughly 5 feet by 5 feet by 12 feet long. A rough estimate of such a service applicable to this building is upwards of \$6,000.

Basically, the only way to really improve the view aspect at this point in time would to place the entire service underground which, as noted above, would cost approximately \$6,000. If this work is done now it will be necessary to add the cost of changing the electrical service entrance to the building as this has already been installed. Cost will also be involved in relocating the electric panels and conduits near the service entrance to the building.

Obviously it is not economically practical to make these changes at this time as of course the Contractor has committed himself to construct the building at a cost, and the Developer has arranged for tenants knowing what his costs are. The Developer has set his rents accordingly. The sums of money involved in changes are just too great to absorb at this time.

The Contractor is prepared to install a 6-foot high fence along the portion of the property line which will give the Andersons some privacy, and Mrs. Anderson advised on May 11th that the fence should be installed within the next couple of weeks.

All parties in this issue seem to be prepared to cooperate and the discussions have been quite amicable.

It is recommended that the Contractor and Developer be advised that we appreciate their cooperation in constructing the fence and that we formally advise Mrs. Anderson of the arrangements that have been made in this respect.

3. Re: Trap/Skeet Shoot.

Council received a number of circular notes on April 19, 1971, asking that the Trap/Skeet Shoot on Sperling Avenue be immediately suspended until those involved in the activity erect an artificial noise barrier to retard the blasts from guns being discharged there. This request was referred to the Parks and Recreation Commission for consideration and report.

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3. Re: Trap/Skeet Shoot. (Cont'd)

The following is a progress report submitted by the Commission:

"The Parks and Recreation Commission received the Clerk's memo of April 21, 1971 at its meeting of May 5, 1971. The Commission has directed the staff to investigate the matter and report back. It was suggested that a decibel reading be taken of all noises in the area, and the staff are arranging to have this done.

A further report will be sent to you in due course."

4. Re: Grant to Norburn and South Burnaby Lacrosse Clubs.

At its meeting of May 5, 1971, the Parks and Recreation Commission received a delegation from the Norburn Lacrosse Club and the South Burnaby Lacrosse Club petitioning for a portable wooden floor to be installed in the Burnaby Winter Club to enable them to use it during the summer months for lacrosse games.

The Norburn Lacrosse Club had obtained a quotation from Kingston Construction Limited for this work in the amount of \$7,775.00. The quotation contained a statement that if the Lacrosse Club could paint the floor with volunteer labour, this cost could be reduced.

The Commission directed the Parks staff to negotiate a reasonable rental rate with the Burnaby Winter Club for use of the facility by the Lacrosse Clubs; and subject to this being accomplished, and to the Lacrosse Clubs themselves arranging for the work to be done, it would pay up to \$6,500.00 for the installation of this floor. Before the money was released however, the Commission would require confirmation from the Chief Building Inspector that the floor had been installed in a satisfactory manner.

As this money will be paid to the Lacrosse Clubs in the form of a Grant, and as the Commission does not have the power to make grants, the Commission is requesting the authority of Council to make this payment. Incidentally, if the Grant is approved, the Commission advises that the \$6,500.00 will be taken from the Minor Development Account of the Parks and Recreation Department's budget.

5. Re: Burnaby Lake  
Item 10, Manager's Report No. 33, Council Meeting May 10, 1971.

The above Item was tabled until we find what kind of structures or what devices will be used to mark the rowing course.

For the information of Council, the 6 single piles referred to in Item 10 are part of the dredging contract and will be installed as part of that contract. They will, of course, become a physical obstruction on the Lake.

6. Re: Burnaby Lake-Agreement with Canada Summer Games Society.

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

The Society is incorporated under the Societies Act so the Agreement will not affect individuals. It will only affect the Society as a whole. The Society is composed of representatives not only from Burnaby, but also from New Westminster.

It will be recalled that the Canada Summer Games Society have advised by letter that the Corporation will be reimbursed for the dredging of the Lake when capital funds are released by the Federal Government. The attached Agreement merely formalizes the situation for the record. It is being introduced with solely this thought in mind.

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7. Re: Employment Preparation Project  
Item 5, Manager's Report No. 23, Council Meeting April 5, 1971.

Council will recall that the Minister of Rehabilitation and Social Improvement submitted a letter announcing that a plan had been established whereby persons in receipt of Social Assistance who are not eligible for enrollment in "upgrading" or vocational training programs sponsored by Canada Manpower, may be engaged in a training and work program within the Municipality.

Council approved of participation in the program and on May 6, 1971, the Honourable P.A. Gaglardi, Minister of Rehabilitation and Social Improvement, advised that our project had been approved and that we could commence as soon as our staff was ready to proceed.

This is for the information of Council.

8. Re: Change in Postage Rates.

It would appear that the increase in postage rates of 1¢ on 1st class mail effective July 1, 1971, will cost the Municipality an additional \$2,000 for 1971.

The further increase of 1¢ effective January 1, 1972, will cost the Municipality an additional \$4,000 for 1972 and each year thereafter. There will also be a compounding effect as our mail volume goes up.

9. Re: Tenders for Supply and Delivery of Gasoline,  
Diesel Fuel and Automotive Oil.

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

The invitations to bid suggested the following quantities of petroleum products would be required each year.

200,000 Imperial Gallons	-	Regular Gasoline
55,000 "	"	Diesel Fuel
3,000 "	"	S.A.E. 20 Oil
1,500 "	"	Industrial Oil

The suppliers were requested to submit prices to supply and deliver to the storage tanks at the Service Centre, 5780 Laurel Street, Burnaby 2, B.C., Gasoline, Diesel Fuel and Automotive Oils, and to provide and furnish all materials, vehicles, equipment and labour necessary for such supplying and delivering, from the first day of June, 1971, for a period of two years.

The only company to agree to a firm price for two years was Imperial Oil Limited; most other companies suggested a firm price for one year, reserving the right to increase prices after May 31, 1972.

A summary of the tenders received is attached.

The existing contract prices are:

Regular Gasoline	.30
Diesel Fuel	.1792
S.A.E. 20 Oil	.819
Industrial Oil	.98

When comparing the prices submitted by Imperial Oil Limited to those offered by Gulf Oil Canada Limited, for gasoline (.3163) and Union Oil Company of Canada Limited, for diesel (.1920) it would cost the Municipality approximately \$2,400.00 during the first year for a firm two year contract with Imperial Oil Limited. It is possible that this differential would also carry into the second year.

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9. Re: Tenders for Supply and Delivery of Gasoline,  
 Diesel Fuel and Automotive Oil. (Cont'd)

The Purchasing Agent recommends as follows:

- a) Gasoline - One year contract  
 Acceptance of the low tender submitted by Gulf Oil Canada Limited -  
 firm for one year @ .3163 per gallon.
- b) Diesel Fuel - One year contract  
 Acceptance of the low tender submitted by Union Oil Company of  
 Canada Limited, - firm for one year @ .1920 per gallon.
- c) S.A.E. 20 Oil - one year contract  
 Acceptance of the low tender submitted by Standard Oil Company of  
 B.C. Limited, - firm for one year @ 1.135 per gallon.
- d) Industrial Oil - one year contract  
 Acceptance of the lowest bid submitted in accordance with our compara-  
 tive specification - Imperial Oil Limited, for the supply NUTO H-48  
 @ 1.0185 per gallon. This product is required to operate at 2000 P.S.I.  
 in various hydraulic systems; Nuto H-48 is the lowest priced product to  
 meet this requirement.

The Municipal Manager concurs in these recommendations.

10. Re: Local Improvement Cost Report per Section 601 Municipal Act -  
 Lane north of Rumble Street from Gray Avenue to Waverly Avenue.

A sufficient petition for the pavement of the above mentioned lane has been  
 received by the Municipal Clerk. The following is the cost report required  
 under Section 601 of the Municipal Act and is submitted by the Treasurer:

Length of work	430'
Estimated total cost of work	\$860.00
Actual frontage	769.56'
Taxable frontage	769.56'
Owner's share of the cost of the work	\$769.00
Estimated lifetime of work	10 years
Frontage tax levy	5 annual installments of \$.257 per taxable front foot

It is recommended that the Cost Report be received and a construction bylaw  
 authorized.

11. Re: Local Improvement Cost Report per Section 601 Municipal Act -  
 Item 16, Manager's Report No. 31, Council Meeting April 30, 1971.

Recently, the below mentioned projects were initiated as 36' pavement with  
 concrete curb sidewalks both sides, and the Municipal Clerk issued his certi-  
 ficate of sufficiency for them. They should have been initiated as 28' pave-  
 ment, with concrete curb sidewalks both sides. The Treasurer submits the  
 following new cost report for the newly described works:

	<u>Price Street from Patterson to Smith Ave.</u>	<u>Grassmere St. from Willingdon to Elsom Ave.</u>	<u>Sardis Street from Willingdon to Sussex Ave.</u>
Length	1,500'	500'	1,300'
Estimated construction cost	\$37,500.	\$12,500.00	\$32,500.00
Actual frontage	2,596.64'	808.56'	2,046.97'
Taxable frontage	1,843.00'	451.74'	939.24'
Owner's share of the cost	\$14,486.00	\$3,551.00	\$ 7,382.00
Annual frontage tax per foot	\$ .89	\$ .89	\$ .89
No. of years of levy	15	15	15
Estimated lifetime of the works in years	20	20	20

It is recommended that the Cost Report be received.

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12. Re: Park Reserve in D.L. 86 - A Bylaw to Amend Bylaw No. 3047  
Being the "Burnaby Park Dedication Bylaw 1950".

Included on the Agenda is a proposed bylaw providing for the amendment of Bylaw No. 3047 (The Burnaby Park Dedication Bylaw 1950).

This proposed bylaw, prepared by the Legal Department, releases from dedication Blocks 73 to 78 inclusive and 82 to 87 inclusive of D.L. 86, Group 1, Plan 1203. The release from Park Status of these properties was approved by the Parks and Recreation Commission at its meeting of April 7, 1971.

These properties, shown on the attached Sketch "A", make up the former Braemar Park Site, an undeveloped 8 acres park reserve on the hillside at Stanley and Braemar within the area covered by the D.L. 86 subdivision plan.

In the Burnaby Park Sites report of 1961 it was proposed that part of this Park Reserve be retained and developed as an amenity type park in connection with future resubdivision plans of the area. This recommendation was subsequently approved, together with the majority of the other park development proposals, by both the Parks and Recreation Commission and the Council.

In the D.L. 86 subdivision plans of 1965, which were adopted by the Council, provision was made for a passive type facility which included a large part of the Braemar Park Reserve. This park together with the related interconnecting walkway system, and the adjoining subdivision, is shown in the accompanying Sketch "B".

In addition the subdivision plans for the area include an active playground type of facility situated to the north of Imperial Street, as shown on attached Sketch "C". This particular park, which will serve the developing neighbourhood, was originally recommended in the Burnaby Park Sites report of 1961 and later, in the updated 1967 Park Sites Review Study.

It is recommended by the Planning Director, and the Municipal Manager concurs, that the amendatory bylaw submitted be approved by Council in order that the park boundaries can be readjusted to conform with the municipal subdivision plans for the area, which are presently being implemented on a stage by stage basis.

13. Re: Social Allowances - Boarding Home Rates and Allowances.

We are informed by the Provincial Department of Rehabilitation and Social Improvement in their serial letter 466-374, dated April 29, 1971, that effective May 1, 1971, the monthly maximum rate for boarding home care is increased by \$24.00 per month up to \$174.00 per month or \$5.73 per day.

It will be noted the rate is up to \$174.00 and is not necessarily an automatic increase but based on the local Administrator's evaluation of the standards of service in each home effected and the rate increased based on standards of care.

It is recommended that the implementation of this increase be effective May 1, 1971, and that it be on the understanding that our Department allow increases on a discretionary basis as stated above.

14. Re: Frontage Requirements.

Subdivision Reference #176/70 is located at 3080 Bainbridge Avenue - Lot 5, Block 4, D.L. 59/136/137, Plan 3050. (See attached sketch.)

One of the lots, created by the subdivision, cannot meet the requirements of Section 712(1) of the Municipal Act which requires that a lot have a frontage of not less than 10% of its perimeter.

Section 712(2) of the Act empowers Council to waive the requirements of Section 712(1).

It is recommended that the requirements of Section 712(1) of the Act be waived as they apply to Subdivision #176/70.

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15. Re: Corporation Subdivision #284/68  
Stage 1 - Wilberforce.

According to information supplied by the Deputy Municipal Engineer by memo to the Planning Department on August 24, 1970, an easement will be required for sewers on the northerly 10' of Lots 140 - 143 inclusive shown on the attached plan, when the lots are sold to private owners.

In similar cases, we have, in the past, recommended that Council authority to accept the entire easement be granted at one time so that the authority is available for the Legal Department to prepare the agreement when needed for each sale.

The Planning Department has therefore recommended, and the Manager concurs, that Council authority for the acceptance of the entire easement be given at this time and further, that the Legal Department be authorized to prepare each agreement as required.

16. Re: Subdivision Reference #238/68.

In order to finalize the above subdivision, the easements shown on the attached R/W plans are required. The following information applies:

A. Legal Description:

Lots 419, 420, 421, 422, 423, 424, 425, 435, 436 and 440, D.L. 126,  
Plan number to be assigned upon registration and Lot 412, D.L. 126,  
Plan 37376.

B. Details of Ownership:

Lot 412 - G.A. Anderson and O. Anderson  
Lots 419 - 425 inclusive, Lot 435, 436 and 440

Granite Developments  
3375 Norland Avenue  
Burnaby, B.C.

C. Description of easements:

As per attached plans (3)

D. The easements are required for sewerage and drainage works and are to be provided at no cost to the Corporation.

E. The properties are located east of Springer Avenue and south and west of Nation Way as indicated on the attached portion of strip map.

The Planning Department recommends, and the Manager concurs, that Council authorize the acceptance and execution of these easements.

17. Re: Proposed Road Exchange Bylaw  
Lake City East - Rezoning #37/70.

A proposal has been received for a day-care centre to be introduced in the low-cost housing scheme, included in the above rezoning. Council approved the required amendment to the CD plan and, on May 10, 1971 gave the amending zoning bylaw third reading.

The proposed location of the day-care centre necessitates the relocation of a dedicated walkway. The developer's surveyor has advised that the relocation could be effected in a Road Exchange Bylaw. It is necessary to amend the detailed alignment of the walkway, shown on the attached plan, by exchanging the hatched portion of the dedicated walkway for a newly dedicated portion in heavy outline.

The Planning Director recommends, and the Manager concurs, that Council authorize the preparation of a Road Exchange Bylaw, with all costs to be the responsibility of the developer.

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18. Re: Tender for Concrete Surface Works  
Contract #1 - 1971.

Tenders for "Concrete Surface Works - Contract #1, Parts A, B, C, D and E" were received up to 3:00 p.m., local time, Wednesday, May 12, 1971.

The work includes supply of all materials, labour and equipment for the construction of concrete surface works involving approximately 12,800' of concrete curb and gutter, 9,900' of 4½' and 5½' concrete sidewalks and approximately 106,500' of 5' concrete curb walks including excavation and other related requirements.

This contract was divided into five sections (A, B, C, D, & E). The contractors were permitted to bid one or any combination, or all of the Parts.

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

Submitted herewith is a tabulation of the tenders received.

The Engineer and Purchasing Agent has recommended acceptance of the low tenders per section as follows:

PART "A" - Castle Concrete Limited	\$240,827.50
PART "B" - Castle Concrete Limited	133,908.00
PART "C" - Capital City Construction Co.	130,164.00
PART "D" - Capital City Construction Co.	200,825.00
PART "E" - Capital City Construction Co.	<u>118,719.00</u>
TOTAL	<u>\$824,443.50</u>

The actual payments are to be based on unit prices tendered.

The Municipal Manager concurs.

19. Re: Proposed Drive-In Theatre  
South side of Loughheed Highway east of Holdom Avenue  
Preliminary Plan Approval Application No. 1482.

Application has been received for development of a drive-in motion picture theatre at a location on the Loughheed Highway as shown on the accompanying sketch. This development is proposed for a site which is currently zoned R2 Residential and M2 General Industrial; the latter category presently permits such use as a principle use.

However, after a review of the industrial zoning districts, Council has recently dealt with and given approval in principle to the concept of amendments to the Industrial sections of the Zoning Bylaw, including the proposition that drive-in theatres be removed from the M2 category and reclassified as an M3 use. These amendments have been the subject of a public hearing, and will be introduced shortly as a Text Amendment Bylaw for Council's consideration.

Under Section 707 of the Municipal Act, Council may cause permits to be withheld for a period of thirty days where changes in a bylaw are contemplated, and may thereafter order that issuance be deferred for a further sixty days pending adoption of the amendments.

In view of the matters presently under consideration, the Planning Department recommends, and the Manager concurs, that Council direct that Preliminary Plan Approval be withheld in this case.

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20. Re: Solid Waste Disposal.

The agreement presently in force between Terra Nova Development Limited and the Corporation of the District of Burnaby expires on 15 November, 1971.

Clause 3 of the above contract gives Burnaby the right to extend the contract (on or before 15 May, 1971) to 9 June, 1974, on the following conditions of price change:

from 15 November, 1971 to 31 December, 1971	\$3.15/ton
1 January, 1972 31 December, 1972	\$3.30/ton
1 January, 1973 31 December, 1973	\$3.45/ton
1 January, 1974 9 June, 1974	\$3.60/ton

At the request of the Manager, an invitation to tender was advertised in April 1971. The only tender complying with Burnaby's invitation to bid was submitted by Terra Nova Development Ltd. The prices offered are identical with the prices mentioned in the above agreement and option to renew. However, Leeder Industrial Park submitted a proposal which, although it did not meet the specifications, appeared most attractive.

The Purchasing Agent learned from the City of New Westminster, that for the same service which Terra Nova provides presently to Burnaby at the price of \$3.00 per ton, New Westminster pays only \$2.50 per ton. This was also confirmed by Mr. J.J. Kaller, making an independent inquiry of the Westminster Engineering Department. Apparently their agreement does not have an escalation clause either.

Since Terra Nova's tender prices and conditions are identical with prices and conditions contained in the existing agreement with the contractor, Burnaby is in a position to disregard the date of 15 May as the date of exercising the option to use Terra Nova's services for the succeeding years and consider the new offer of Terra Nova. Furthermore, by taking that step, Burnaby can invoke the clause in the "Invitation to Tender" reserving the right for Burnaby to reject any and all tenders.

For these reasons, while Terra Nova is still the bidder, Burnaby gained some more time to negotiate a tentative agreement with Leeder Industrial Park.

Accordingly, Messrs. W.A. Leeder and J.H. Leeder were invited to attend a meeting on 3 May, 1971, with the Municipal Engineer, Purchasing Agent and the Special Projects Engineer, during which the proposed agreement was discussed in detail. The chief outcome of the discussion was further lowering of the price per ton of municipal refuse. For the sake of simplicity of control of refuse received at the Leeder Industrial Park, the principals agreed to charge the Corporation \$10/garbage truck load, which brings down the price to about \$2.20 to \$2.35/ton. It is unfortunate, that after a brief period of exact statistics of weight of Municipal refuse, Burnaby will be now deprived of it, since Messrs. Leeder are reluctant to install truck scales. To them it would mean a sizeable investment and a raise in the labour costs, which would materially affect the proposed price to Burnaby.

During the last year (referred to period 1 May, 1970, to 30 April, 1971) the Corporation disposed of 32,545 tons of refuse in Terra Nova at the cost of \$97,635. Assuming that the same amount of refuse was deposited in Leeder Industrial Park during the first year of Burnaby's agreement with that contractor, and further assuming that the average weight of refuse in the Corporation's refuse collecting truck was 4.25 tons, which is a rather conservative figure, the Corporation would dispose of the contents of 7,652 trucks and the contract in question would cost \$76,580. The contract with Terra Nova at \$3.15/ton would cost \$102,517. Since the amount of refuse increases steadily, the difference between the two possible contracts should exceed \$26,000.

The difference in the travelling distance between the two disposal sites is negligible (less than a mile, average 40 truckloads/day) and is offset by the fact that the access to Terra Nova is off Leughed Highway, while the access to Leeder Industrial Park is off the 401 Trans Canada Highway ramp in Coquitlam. Furthermore, the distance within the disposal grounds in Leeder Industrial Park is about 1/3 of that of Terra Nova's internal road of about a mile length.

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20. Re: Solid Waste Disposal. (Cont'd)

It must be mentioned that the access to Terra Nova is across railways level crossing, which at times substantially delay the traffic. Leeder Industrial Park is not so encumbered.

Space available at Leeder Industrial Park is ample for the proposed contract.

In summary, the offered \$26,000 annual saving to the Corporation by possible agreement with Leeder requires that we recommend that we proceed to work out the details of such an agreement even if it means the dispensing of the present practice of weighing garbage. However, if we reject the Terra Nova tender and fail to exercise our option by 15 May, re the present contract, we would be finished with Terra Nova by November 1971. Should any insurmountable hitch be encountered in working out the details of an agreement with Leeder, we would then have no agreement with anyone after November 1971.

However, as the unsettled details are rather minor and the most important thing is the sizeable saving, the Engineer recommends, and the Manager concurs, that we reject the Terra Nova tender, not exercise our option to continue the present contract and proceed to work out the details of a new agreement with Leeder Industrial Park which would subsequently be returned to Council for approval.

21. Re: Immediate Highway Improvement Needs Related to Regional Routes.

On March 3rd, 1971, a meeting was called by the Municipal Manager, Mr. H.W. Balfour, at the request of Alderman G.H.F. McLean.

The meeting held in the Municipal Hall was attended by the above mentioned and by technical staff from adjacent municipalities, City of New Westminster and the Greater Vancouver Regional District Planning Department.

The purpose of the meeting was to determine the status of various highway improvement projects (the responsibility of the Department of Highways) which have been discussed with the Department for numerous years but upon which little or no action has been taken by the Department to initiate or complete the projects. Inasmuch as this initial meeting was exploratory in nature and additional meetings were seen to be desirable, very general terms of reference were established for further meetings on the matter.

Subsequent to the above, two additional meetings were held wherein the immediate road improvements required to relieve current traffic problems, in the respective municipalities, were discussed.

The accompanying plan illustrates the road improvements required in each municipal jurisdiction and relates these to improvements in neighbouring jurisdictions. Further, when examined collectively, the improvements are seen to have regional significance because they form an integral part of the current regional arterial network. The attached report, \* itemized to correspond to the accompanying plan, summarizes briefly the specific need for the improvement indicated at each location.

The Technical Committee now feels that its work has been completed and it is recommended that copies of the material submitted herewith be given to each of the communities which participated in the discussion, with the hope that the respective Councils would use this material as guidance when meeting with Mr. Kelly, representative from University Endowment Lands on the Regional District Board. It is understood that Mr. Kelly will be meeting with the various municipalities to see if a regional road development plan can be prepared.

\* Surrey's needs not included because neither plan nor report were made available.

22. Re: Alterations - Justice Building.

The following request for alterations has been submitted by Inspector Simmonds:

1. Rear entrance doors	\$1,500.00
2. Shower, male cell block	1,400.00
3. Paint floors, detention area	600.00
4. Floor lamps, parade room	45.00
5. Breathalyzer cabinet	100.00
6. Counter move, Administration section	150.00
7. Stenocord cabinet	75.00
8. Parade room ceiling	800.00
9. Repairs to bullet stop - shooting range	<u>1,662.00</u>
	<u>\$6,332.00</u>

Since the Capital Budget has not yet been approved, this work is being submitted at this time as there is some urgency with respect to Item 9 especially. The quotation that we have received for Item 9 is only firm until May 20, 1971.

It is proposed to finance this work from the balance of the funds on hand in the Justice Building Bylaw Account. The balance on hand in this Account is \$69,162.00 and the entire sum is shown in the C.I.P. Budget which is presently under preparation.

It is recommended that authority be given to the Officer in Charge of the Burnaby Detachment to proceed with the above work and that the cost of it be charged against the Justice Building Bylaw unexpended funds.

23. Re: Rosewood - Wedgewood Lane  
Sixth Street to Fourth Street.

Mr. Frank Decker, 7960 Rosewood Street appeared before Council last week to discuss his problem with the back lane behind his property. The matter was tabled until a report could be supplied by the Engineer and attached is his report in this connection.

24. Re: Plumbing and Sewer Connection Fees.

The Chief Building Inspector, Treasurer and Engineer have reviewed our plumbing and sewer connection fee structure, taking into consideration current costs of making the inspections and new developments in the trade, particularly those concerning condominiums or townhouses. Generally speaking, this type of housing is constructed on large parcels of land, and is served by water and sewer lines transversing the land, instead of making direct connection to municipal mains. These extra lengths of plumbing must be inspected, but there is no provision in the plumbing bylaws and the sewer connection bylaw for recompense in the way of fees.

The following amendments to Burnaby Plumbing Bylaw 1966, Bylaw No. 4951 and to Burnaby Sewer Connection Bylaw 1961, Bylaw No. 4247 are recommended:

Bylaw No. 4951

1. In every case where, due to non-compliance with the provisions of this Bylaw or to unsatisfactory workmanship, more than two inspections are necessary, then for each inspection after the second inspection a fee of \$4.50 shall be paid. (\$ 3.50)
2. Appendix "A" Schedule of Plumbing Fees. Delete and substitute therefor the following:
  - (1) For the installation of (1) fixture, a fee of \$ 4.50 ( 3.50)
  - For the installation of two (2) fixtures, a fee of 8.00 ( 5.00)
  - For the installation of three (3) fixtures, a fee of 11.50 ( 7.50)
  - For the installation of four (4) fixtures, a fee of 15.00 (10.00)
  - For the installation of five (5) fixtures, a fee of 18.50 (12.50)
  - For the installation of six (6) fixtures, a fee of 22.00 (15.00)
  - For the installation of seven (7) fixtures, a fee of 25.50 (17.50)
  - For the installation of eight (8) fixtures, a fee of 29.00 (20.00)

Continued,...

24. Re: Plumbing and Sewer Connection Fees. (Cont'd)

2. (1) (Cont'd)

For the installation of nine (9) fixtures, a fee of	\$32.50	(22.50)
For the installation of ten (10) fixtures, a fee of	36.00	(25.00)
For the installation of each additional fixture, a fee of	3.00	( 2.00)
For the rough-in only, 50% per fixture of foregoing fees		new
(2) For the installation or alteration of plumbing where no fixtures are involved, and for water piping, for each 100 ft. of piping or portion thereof, in excess of 50 ft.	7.50	new
(3) For the installation or alteration of catchbasins or sandtraps, sumps, manholes, and grease interceptors for paved areas, a fee each of	5.00	new
(4) For the connection of the Corporation water supply to any hydraulic equipment, a fee of	4.50	( 4.00)
(5) Special inspections of plumbing, being inspections made in response to a request by a person having a legal interest in establishing the fitness of the plumbing to be inspected may be made for a fee per inspection, payable in advance by the person requesting such inspection, of	15.00	new

( ) represents the fees currently contained in the Bylaw.

Bylaw No. 4247

1. Section 5. Delete and substitute therefor the following:

"The applicant for a permit shall pay an inspection fee as follows:

- |  |         |
|--|---------|
| (1) For the first 50 ft. or portion thereof of<br>house sewer, a fee of        | \$ 7.50 |
| (2) For each additional 100 ft. or portion<br>thereof of house sewer, a fee of | 7.50"   |

Increases in plumbing fee rates range from 28% to 44%. 1970 revenues totaled \$29,069. The proposed increases will raise an estimated additional \$10,000. on an annual basis.

The current sewer inspection fee is \$5.00. A raise to \$7.50 increases them by 50% and, of course, by a further \$7.50 for each additional 100 feet of connection line.

The plumbing fees were last raised in 1966 and the new schedule compares favourably with the rates presently in effect in the adjoining Municipalities. Other Municipalities have raised the plumbing fees within the last five years which has made ours somewhat low in comparison.

It is intended that the fees would become effective immediately upon the passage of the Bylaw Amendment.

It is recommended that the new schedule of Plumbing and Sewer Connection Fees be adopted and that Council authorize the preparation of the necessary Bylaw Amendment.

25. Re: Section 411 of the Municipal Act.

The following is a statement of the use to which Section 411 has been put from 1965 to 1970:

Continued....

25. Re: Section 411 of the Municipal Act. (Cont'd)

<u>Year</u>	<u>No. of Recipients</u>	<u>Total Amount</u>
1965	24	\$ 589.16
1966	20	605.77
1967	16	732.41
1968	15	270.62
1969	7	271.06
1970	9	328.90
	<u>91</u>	<u>\$ 2,797.92</u>

Section 411 reads as follows:

"(1) The Council may by by-law extend the period for payment of or abate or rebate any taxes, or local improvement assessments or any part thereof assessed, levied, or imposed upon the property owned by and held or used as the residence of a soldier, or widow or orphan of any deceased soldier, in case and to the extent that the Council deems such abatement, rebatement, or extension equitable under the circumstances.

(2) For the purposes of this section, the following expressions have, as the context may require, the following meanings respectively: The word "soldier" has the meaning ascribed to "member of the Allied Forces" in the Allied Forces Exemption Act, 1918, and the Allied Forces Exemption Act, 1939; the word "residence" includes all the land owned, occupied, and used with the building in which such person resides. The expressions "property owned" and "land owned" include lands held or occupied in the manner mentioned in sections 335 and 336.

(3) The Council may from time to time pass by-laws for authorizing agreements to be made between the municipality and the Soldier Settlement Board of Canada providing for payment by the Board of taxes in arrear on lands held by soldiers, or on lands on which the Soldier Settlement Board holds a charge, or on lands in which the said Board is interested, and in such agreements may provide for the remitting of penalties and reduction of interest included in such taxes. "

For many, many years, up to and including 1955 all veterans were given the privilege of having penalties and interests on taxes rebated whenever necessary. As a consequence, current tax collections were less than 90%. On 24 January 1955, Council instructed that this privilege be allowed only veterans or their widows who could satisfy the Municipal Treasurer that they were in straitened financial circumstances.

Prior to 1955, the dollar value of penalties and interests abated exceeded \$10,000 per annum. By 1956, the allowances had dropped to \$1,100 and by 1969 to \$271.

The following is a list of those people who annually make application for allowances. Seven of them fail to make payment of all or part of their taxes by due date but manage to pay them in the year of levy. Three of them are consistently one year or more behind and one of them barely manages to keep his property out of tax sale:

Continued....

25. Re: Section 411 of the Municipal Act. (Cont'd)

Code No.	Name	Taxes Owning at 10/5/71	
		Delinquent	Arrears
		\$	\$
6006703	R.V. Scullard, 5125 Ewart St.	nil	nil
3017522	D. Vander Bent, 7988 Elwell St.	nil	nil
7122628	Annie M. Duller, 7064 Sierra Dr.	nil	453.08
3022456	John A. Chapman, 6690 Randolph Ave.	nil	nil
4019218	Mary E. Gaskell, 4171 Pender St.	nil	310.23
4020668	John McNicol, 4389 Venables St.	nil	nil
5037698	A.J. Code, 7342 Willingdon Ave.	105.88	208.44
1015049	Annie McDonnell, 8127 - 13th Ave.	nil	nil
3026550	W.L.M. Hirst, 7165 - 15th St.	nil	nil
5012370	M.A. Kedward, 521 Holdom Ave.	nil	nil
4012272	I. Whitelaw, 4006 Union St.	nil	142.26

The last time that Council discussed this matter on April 13, 1970, it was resolved that no action should be taken.

We know of no other municipality making use of Section 411. Certainly we are the only municipality in the Lower Mainland which still uses this Section. If we are to discontinue using it, then reasonable notice should be given so that those who are using it can be guided accordingly.

26. Re: Ornamental Tubs  
Item No. 1, Manager's Report No. 29, Council Meeting April 26, 1971.

For the information of Council, the Parks and Recreation Administrator advises that these ornamental tubs would be suitable for use at the following locations:

Municipal Hall  
C. G. Brown Memorial Pool  
Burnaby Municipal Rink  
Traffic Islands (Royal Oak and Gilpin)  
Confederation Park Elder Citizens Recreation Centre

Instructions have been issued to the Administrator to make use of the tubs accordingly.

27. Re: F.P.S.L.D. Street Improvement Program  
Street Lighting Design

When improving streets to finished standard by Local Improvement, we have made a practice of designing the street lighting for streets 36 feet in width and up in order to install lighting ducts across the streets for future street lighting, even though street lighting is not immediately proposed for the streets.

In this connection, there are 17 projects in the current F.P.S.L.D. program which require street lighting design in order to install ducts across the streets; and, in order to carry out the street lighting design in time to coordinate with street construction we have invited proposals from three engineering firms to do the necessary street lighting design.

All three firms are capable of carrying out electrical street lighting design, and in summary the proposals are as follows:

1. R. P. Shaflik Engineering - a fixed fee of \$4,325.00.
2. Stanley Associates Engineering Ltd. - an estimated fee of \$4,300.00.
3. Andrew W. Pratt - a maximum fee of \$5,900.00.

In view of the fact that the R.P. Shaflik Engineering Ltd. fee is only \$25.00 over and above the Stanley Associates Engineering Ltd., with the latter being an estimate only, and subject to exceeding this amount, the Engineer has recommended, and the Manager concurs, that the Corporation enter into an engineering agreement with R.P. Shaflik Ltd. to design the street lighting required as listed in his proposal, to be paid at the hourly rate established in a scale of unit area fees of the consulting engineering division, of the Association of Professional Engineers for B.C., with a total fee to be paid for the design undertaking not to exceed \$4,325.00.

Continued....

28. Re: Work Order #22-073  
Remove Traffic Islands and  
Construct One New Traffic Island  
Royal Oak Avenue and Imperial Street.

The above-named work order was not approved at the last Council meeting, as a result of a request from Alderman McLean to have a look at the proposed islands, and in this connection, we will have at the meeting of May 17th a copy of a sketch which shows the existing islands shaded lightly in red and the proposed new island shaded purple.

The existing islands have served their purpose as traffic control devices at the intersection, when it was substandard and had no traffic light. The installation of a traffic light and the widening of Imperial Street to the east require full use of the intersection and, as a result, the existing islands must be removed and a small island installed to place one of the traffic light standards therein, and to provide a free right turn lane for south bound traffic on Royal Oak Avenue. This proposed new island is not believed to be large enough to plant and maintain flowers therein, as has been the practice in the past.

29. Re: Chevron Canada Limited - Plant Extension  
Preliminary Plan Approval No. 1435.

After last week's Council meeting, Mr. Fuller was requested to confirm in writing the points that he raised in connection with the above. Once Mr. Fuller's submission was received, it was referred to Chevron Canada Limited in order that we might have for the record, the Company's answers to these questions. This was done even though no specific direction was given by Council as it was felt that this information would be requested sooner or later.

In this connection, attached you will find copies of the following:

1. Letter dated May 11, 1971, from Mr. Harry Fuller, addressed to Mr. Ward.
2. Letter dated May 13, 1971, from Mr. T.S. Bremner, Refinery Manager, addressed to the Municipal Manager.
3. Report dated May 14, 1971, from the Medical Health Officer, addressed to the Municipal Manager.

It is recommended that:

1. The reply dated May 13, 1971, from Mr. Bremner be forwarded to Mr. Fuller for his information.
2. The B.C. Research Council be engaged to act as a consultant to the Medical Health Officer in evaluating the environmental aspects of the extension proposed by Chevron Canada Limited. In this connection the Municipality should ask specifically for the services of Dr. Allan McIntyre, who has had refinery experience.

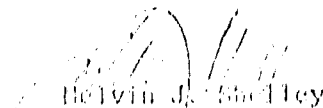
If it is also felt that a public meeting is required then it is strongly recommended that it be a Council meeting at which representations can be heard from the parties concerned. Such a meeting may not be necessary now that the answers to Mr. Fuller's questions have been received.

30. Re: Revenue and Expenditures.

Submitted herewith for your approval is the Municipal Treasurer's report covering Revenue and Expenditures for the period 1 January to 25 April, 1971.

It is recommended that the expenditures be approved as submitted.

Respectfully submitted,

  
Helvin J. Shelley  
MUNICIPAL MANAGER.

MJB:ep  
Attachs.