

THE CORPORATION OF THE DISTRICT OF BURNABY

19 February 1971

MANAGER'S REPORT NO. 13, 1971.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Taxation of Properties Leased by Simon Fraser University
for Uses Other than University Purposes.

In 1970 this Municipality was unable to levy the following taxes on properties leased by Simon Fraser University because the Universities Act says property vested in a University is not taxable:

	<u>General</u>	<u>School</u>	<u>Hospital & Fin. Auth.</u>	<u>Total</u>
B.C. Hydro	\$ 5,361.29	\$14,033.14	\$	\$19,394.43
B.C. Hydro	13,286.40	13,331.57		26,617.97
B.C. T.V. Broadcasting System	644.28	2,595.09	66.00	3,305.37
B.C. Telephone	305.75	306.81	7.80	620.36
Burnaby Fish & Game	404.95	406.25	10.33	821.53
Coast Marksman	421.07	422.44	10.74	854.25
Van. Sporting & Bench Rifle Club	555.17	556.99	14.17	1,126.33
Lower Mainland Archery Assn.	3,071.72	3,082.07	78.38	6,232.17
Shell Canada Limited	1,246.31	1,310.09	33.32	2,589.72
Kevin Browne Barber Shop	94.32	94.63	.32	189.27
Bank of Nova Scotia	352.01	356.21	9.06	717.28
	<u>\$25,743.27</u>	<u>\$36,495.29</u>	<u>\$230.12</u>	<u>\$62,468.68</u>

This problem is not peculiar to Burnaby as Victoria has a similar one which went to the B.C. Court of Appeal late last Fall. The Court held that the Universities Act did exempt the property in question there.

One of the members of the Court, Mr. Justice Nathan Nemetz is reported to have told City Solicitor, T.P. O'Grady, "The Union of B.C. Municipalities may be interested in your arguments".

Your Municipal Manager is of the opinion that the matter of taxation of properties leased by Universities for uses other than University purposes should not be dropped and that a Resolution should be placed before the Union of B.C. Municipalities asking the support of that body by requesting the Government to amend the Universities Act to make property vested in a University subject to normal taxation when used for other than University purposes.

2. Re: Senior Citizens Recreation Centre
Kingsway at Edmonds.

Submitted herewith is a report by the Director of Planning on this subject.

It is noted that the actual structure designed by the Architects is estimated to cost \$368,200 for the first stage of construction. Of this amount the Provincial Government would contribute \$103,000, leaving \$265,200 to be borne by the Corporation. The sum included in the C.I.P. was \$150,000.

To the residual cost of \$265,200 it is necessary to add \$10,000, being the estimated Capital expenditure for furnishing the building. This brings the short-fall between total estimated cost and the budget provision to \$125,200.

The Architects consider that it would take 11 months from date of approval to proceed with working drawings, to completion of the structure.

Continued....

3. Re: Acquisition of Easement -
Subdivision Reference #131/70 and Rezoning Reference #8/70.

This subdivision and rezoning refers to the New Vista Society.

In order to finalize the consolidation plan for the New Vista Society site at Edmonds Street and Mary Avenue, it is necessary to acquire an easement for public services as shown on the attached plan.

The easement is required for public works and is to be acquired from the New Vista Society, c/o Mrs. J. B. Klein, Secretary-Treasurer, 7450 Chutter Street, Burnaby, B.C. It is to be provided at no cost to the Corporation.

The easement falls on the portion of Vista Crescent right-of-way being abandoned under Road Abandonment By-law #5771. The legal description of this portion of right-of-way will be:

Parcel "N", Explanatory Plan 38116, D.L. 30,
Plan 3036.

Upon registration of the consolidation plan, the easement will fall on:

New Lot 95, D.L. 30, Plan No. to be assigned on
registration.

It is recommended that Council authorize the acceptance of this easement.

4. Re: Cost Report - Section 601.

Submitted herewith is the cost report prepared by the Municipal Treasurer in accordance with Section 601 of the Municipal Act with respect to the second phase of the proposed Local Improvement Program under F.P.S.L. program.

5. Re: Subdivision Control By-law.

Submitted herewith for the consideration of Council is a further report on this subject prepared by the Planning Director.

This subject is a tabled item of Council.

6. Re: Final Recast Budget 1970.

Submitted herewith for the approval of Council is the Final Recast Budget for the year 1970. This budget reflects the actual experience for the year 1970.

When compared with the Recast Budget the following variances are evident:

Increased revenue	\$ 94,576
Increased expenditure	82,353
Increase in anticipated surplus	12,223

Largest single items of increased revenue are:

Social Service Shared Costs \$ 64,734

Government grants vary directly
with increased expenditure.

Fines and Costs \$ 21,777
Activity apparently greater than
anticipated.

Continued

6. Re: Final Recast Budget 1970. (Cont'd)

Largest single items of decreased expenditure are:

<u>General Government</u>	\$24,301
Various departmental variances	
<u>Administration of Justice</u>	29,489
Below strength allowances plus decreased cost of salaries for guards	

Largest single item expenditure increases are:

<u>Social Service</u>	54,151
Increased per capita charge	
<u>Roads</u>	72,844
Snow removal, and flood control are the two main items over	
<u>Refuse Service</u>	25,728

The water supply system ended the year with a \$7,663.00 surplus in spite of an anticipated deficit of \$30,257.00. Three significant variances are:

1. Metered rates revenue was \$24,709.00 higher than budget - this appears to be an error in projecting the revenue.
2. The contribution to capital was \$45,262.00 lower than budget.
3. Operations were overspent by \$30,970.00.

7. Re: Engineering Services -
 Phase II of Federal/Provincial Special
 Development Loan Program -
 Drainage and Road Works.

Proposals were invited from three engineering firms to carry out the design engineering Phase II for the following proposed Local Improvement projects:

<u>Project Design #</u>	<u>Description</u>
710028	Imperial Street from Kingsway to Walker
710023	Midlawn from Willingdon to Southlawn
710047	Brentlawn from Willingdon to Delta
710048	Highlawn from Midlawn to Delta
710049	Northlawn from Midlawn to Delta
710050	Westlawn from Midlawn to Delta

Each of the engineering firms propose that payment would be in accordance with the scale of minimum fee of the Association of Professional Engineers of B.C. with the maximum fee not to exceed the following for the engineering design of all listed projects.

Vector Engineering	\$39,795.00
Webb Engineering	32,000.00
McElhanney Engineering	30,250.00

All firms are capable of carrying out the work, and have advised that they can have the design substantially completed by the 31st March dead-line. It is recommended that the Corporation enter into an agreement with McElhanney Surveying and Engineering Limited, who have quoted the lowest maximum price to carry out the engineering of Phase II.

Continued....

8. Re: Rezoning Reference No. 15/70 -
Lot 3, Block 59, D.L. 98, Plan 15517;
Lot 5, Block 60, D.L. 98, Plan 6965;
Lot 6, S.D. "A", Block 60, D.L. 98, Plan 6965.

This property is know as 5155, 5165, and 5175 Victory Street.

The proposed rezoning is from R5 Residential to P1 Institutional to allow the construction of a Christian Education building as part of the existing Church complex immediately to the east fronting on Royal Oak Avenue.

This is to advise that the prerequisites to this rezoning are completed as follows:

1. The consolidation of the three subject lots and the existing church into one site.

A plan consolidating the above has been received. The new legal description is Lot 85, D.L. 98, Plan 37924. The new title number is 700724E.

2. The deposit of monies to cover the cost of paving the lane at the rear of the site.

The lane has been paved under the Local Improvement Program in the Municipality since our first report.

3. The submission of a suitable plan of development.

The Department is in receipt of a plan which it feels is suitable.

4. The submission of an undertaking that all existing improvements will be removed from the site within 6 months of the rezoning being effected.

Site inspection has confirmed that all existing improvements has been removed from the site.

All prerequisites having been satisfied, the Bylaw can be given Third Reading, Reconsideration and Final Approval.

9. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the toatl amount of \$17,250.00.

It is recommended that the estimates be approved as submitted.

10. Re: Revenue & Expenditures
Treasurer's Report - 1 January to 31 December, 1970.

Submitted herewith is the Treasurer's Report for the period 1 January to 31 December, 1970. With the exception of sewers (which is shown as a separate budget in the final recast) this statement contains the same information as the Final Recast Budget though the Treasurer's Report is in condensed form.

11. 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 January.

12. 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 January.

13. Re: Personnel Department.

Submitted herewith for your information is the report of the Personnel Director covering the activities of his Department for the year 1970.

Respectfully submitted,

H. W. Balfour.

14. Re: Engineering Services -
Phase III of Federal/Provincial
Special Development Loan Program

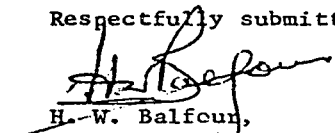
Proposals have been received and considered from three engineering firms regarding design, Phase III, for the above program. Schedule of Phase III is attached.

Vector Engineering were low on all except three projects but they attached a stipulation to the effect that they would not be able to handle with the time limit (substantial completion by 31st March) projects amounting to over approximately \$400,000.

For this reason it is recommended that:

- Agreed*
- (a) the Corporation enter into an Engineering Agreement with Vector Engineering Limited to design the projects listed on the attached Schedule II under Vector Engineering.
 - (b) the Corporation enter into an Engineering Agreement with Web Engineering Limited to design the projects listed on the attached Schedule II under Web being those projects for which Web Engineering Limited was equal to or lower than Vector Engineering Limited, plus three projects where the difference between the quoted maximum fee of Web and that of Vector is only \$380. in total.

Respectfully submitted,


H. W. Balfour,
MUNICIPAL MANAGER.

HWB:bp

Attach.