

19 March 1971

MANAGER'S REPORT NO. 20, 1971.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Senior Citizens' Recreation Centre -
Kingsway at Edmonds.

The standard form of Agreement between Client and Architect has been drawn up to cover the Agreement between the Corporation of Burnaby and Robert F. Harrison/Zoltan S. Kiss, Associated Architects for Architectural and Special Engineering Services for the Senior Citizens' Recreation Centre on Kingsway.

Architects fees are 6%, and Special Engineering fees are:

- 2% - structural and engineering,
- 3% - mechanical and plumbing,
- 3% - electrical engineering.

Estimate of Architectural and Engineering services is \$25,700.

It is recommended that authority be granted by Council to execute this Agreement.

*approved
22/3/71*

2. Re: Servicing of East Lake Drive and Gagliardi Way
(Dawson Developments Limited).

On 19th October, 1970, Council agreed to share in the cost of the water and sanitary sewer services being provided to a proposed housing development at the above location as follows:

Water	-	\$11,651.85
Sanitary Sewer	-	<u>3,687.00</u>
		\$15,338.85

Dawson Developments have now supplied Burnaby with three quotations for construction of the Water Main. The lowest is \$32,481, being an increase of \$9,177.32 over the Consultants' estimate.

Since Council approved a specific share, i.e. \$11,651.85, it is necessary to have this amount amended to \$16,240.50.

*approved
22/3/71*

It is so recommended.

3. Re: Screening of Works Yard from Highway #401.

On February 1, 1971, an inquiry was raised at the Council meeting regarding the above. The Engineer was requested to provide a report.

The Engineer reports that the budget allotment for the Service Centre for 1971 includes an amount for the screening suggested and it is his intention to have the Burnaby Parks Department do the work during the suitable season in 1971.

We have not budgetted a large enough figure to place large trees or shrubs, but rather, only those on the smaller side which, with adequate attention, will subsequently develop into a better screening.

*approved
22/3/71*

Continued....

4. Re: Vancouver Juvenile Detention Home.

Advice has now been received from the City of Vancouver that the per diem rate for inmates of the Vancouver Juvenile Detention Home for the period 1 May, 1971, to 30 April, 1972, has been established at \$17.50.

This compares with the present rate of \$15.80 per diem.

It is recommended that Burnaby accept this rate of \$17.50 and renew its Agreement with the City of Vancouver for the use of the Vancouver Juvenile Detention Home for a further period of one year from 1st May, 1971, to 30th April, 1972, upon the same conditions as the previous Agreement save and except the daily rate, which shall be \$17.50.

*Approved
2/13/71*

5. Re: Problem Lane - Stanley-Allman
6230 Canada Way.

Harvard Homes Limited have been contacted in connection with the above and have advised that they will not contribute to any cost sharing of the acquisition of property for the lane. They felt that they could wait no longer so they are going to proceed with their development. They expect to apply for building permits on the afternoon of March 17, 1971.

N/A

6. Re: Sanitary Sewer Service -
Subdivision Reference No. 34/70
Lyndhurst Street.

In order to provide the municipal sanitary services to the edge of this subdivision it is necessary to extend the municipal sewer on Lyndhurst Street.

Estimated cost is \$650.00.

It is recommended this extension be approved.

*Approved
7/13/71*

7. Re: Local Improvement Cost Report
per Section 601 Municipal Act.

Submitted herewith is the cost report as prepared by the Municipal Treasurer in accordance with Section 601 of the Municipal Act respecting a Local Improvement T-lane bounded by Kingsway and 13th Street - 13th Avenue and 14th Avenue.

The Municipal Clerk has filed a Certificate of Sufficiency.

Length of work	800.00 feet
Estimated cost of work	\$1,600.00
Actual frontage	1,522.44
Taxable frontage	1,228.77
Municipal frontage	346.00
Owner's share of the cost of work	\$1,228.77
Estimated lifetime of work	10 years
Frontage tax levies	5 annual installments of \$.257 per taxable frontage foot.

Reviewed

8. Re: Contract for Copley Pump Area #1
H.B. Contracting Limited.

The completion date on the above contract is 31st March, 1971.

The Contractor has applied for an extension of 30 days to 30th April, 1971, giving as reasons the exceptionally bad weather and ground conditions experienced this winter for sewer construction.

The Municipal Engineer recommends, and your Municipal Manager concurs, that the completion date of the contract be extended to 30th April, 1971, without imposing the \$100 per day liquidated damages until after 30th April, 1971.

and approved

9. Re: Board of Variance Bylaw, 1971.

This Bylaw was scheduled for three readings at the Council meeting of 1st February, 1971.

Council questioned Section 13 of the Bylaw wherein it states "the appellant shall, within 90 days of the decision of the Board, apply to the Building Inspector of the Corporation for a permit. If the appellant does not apply for a permit within the said period of 90 days, the decision of the Board shall be void".

The suggestion was made in Council that, if the decision of the Board was to not grant the appeal, it would be virtually impossible for the appellant to make his application for a permit. Council asked that Section 13 clearly indicate that the application by the appellant will only be in cases where the Board grants the appeal.

Council also asked the Board to provide an indication as to the differences between existing procedures followed by the Board and those proposed under the Bylaw.

Bring forward in 2nd form again

Submitted herewith is a letter from the Municipal Solicitor in which he suggests a new wording of Section 13, which appears to clarify the clause. The Solicitor has also commented on the Bylaw.

The Board of Variance has now presented its views on the questions asked by Council, and the memo is submitted herewith.

Board of Variance Bylaw 1971 is now returned to Council.

10. Re: Burnaby Road Dedication Bylaw No. 2, 1971.

The leasing of a parcel of land on Marshland Avenue to Pacific Coast Woodworking Industries brought to light the fact that the Corporation has never dedicated a road which includes a widening of Marshland and a diagonal road connecting Marshland and 10th Avenue.

The Solicitor has prepared a road dedication Bylaw for approval of Council.

Approved 2/13/71

The road to be dedicated is shown on Plan 16380 attached.

It is recommended the Bylaw be passed.

11. Re: Sanitary Sewer Contract
Lougheed and Gamma
Gosal Bros. Contracting Limited.

The contract for sanitary sewer, Lougheed and Gamma, is with Gosal Bros. Contracting Limited.

Completion date in the contract is 30 January, 1971.

As has been the case with other contracts this winter, the Contractor has requested that the completion date be extended to 31st March, 1971, because of the snow and generally inclement weather experienced this winter.

Approved 2/13/71

The Engineer considers these reasons valid and it is recommended that the contract completion date be extended to 31st March, 1971, without application of the \$100 per day liquidated damages until 31st March, 1971.

12. Re: Lot 1, Block 80, D.L. 127, Group 1, Plan 4953.

This is a Corporation lot located at the south-east corner of Capitol Drive and Howard Avenue.

As a result of numerous enquiries from people attempting to assemble Lots 2, 3 and 4 in the same block for an Apartment site, Council in March 1970 approved of Lot 1 being placed in a sales position.

12. Re: Lot 1, Block 80, D.L. 127, Group 1, Plan 4953. (Cont'd)

Lot 1 is irregular-shaped, with dimensions of 8.68' x 132' x 82.65' x 181.32'. It contains roughly 5,200 square feet.

Council attached the following conditions to sale:

- (a) It be consolidated with Lots 2, 3 and 4, Block 80, D.L. 127.
- (b) Submission of an undertaking to remove all existing structures within six months of rezoning.
- (c) Submission of a suitable plan of development.

Present zoning is R5. A value of \$19,600 was placed on the property and it was placed in a sales position.

An offer of \$19,600, subject to the above conditions, has now been received from P.H.D. Investments Limited, #105-2695 Granville Street, Vancouver 9, B.C.

The Land Agent considers the price fair and reasonable and it is recommended that Council authorize the sale of Lot 1.

*Approved
2/21/71*

13. Re: Burnaby Lake.

Council requested a report on the feasibility, cost, and desirability of completing the dredging of Burnaby Lake in conjunction with the dredging for the rowing course for the 1973 Canada Summer Games.

Estimates to date for dredging have been, of course, only preliminary but represent the opinion of a person involved in the dredging business. Only tenders can refine the estimate.

The Burnaby Lake Report of Associated-Wooster indicates an estimated total volume to be dredged of approximately 2,000,000 cubic yards; the estimated yardage concerned with the rowing course creation is 500,000 cubic yards.

Taking into account certain fixed costs, such as move-in and move-out, the Municipal Engineer considers that the unit prices will accordingly drop for the larger job, being four times the size of the rowing course only. Approaching the cost factor in this way has produced a rough estimate of \$680,000 for the complete dredging of the Lake involving some 2,000,000 cubic yards as estimated in the Associated-Wooster Report.

The Canada Summer Games Committee Budget includes \$350,000 for dredging the rowing course. If this full sum becomes available, a further \$330,000 would be needed for complete dredging.

It is possible, under the Municipal Act, to borrow sums up to \$500,000 for capital purposes repayable within five years, without the assent of the owner-electors. A Bylaw for such a purpose requires the approval of the Inspector of Municipalities. The Inspector of Municipalities has expressed the opinion that the project is a suitable candidate for financing by this means.

At 7 3/4% the annual repayment on \$330,000 would be \$82,000 for each of five years - a total of \$410,000.

As the \$350,000 of the Canada Summer Games Budget can include items of expense other than dredging, the calculated \$330,000 additional cost would rise.

A very good argument in favour of considering total dredging is that the use of the sanitary sewer system for disposal of dredged material will not be practicable when a treatment plant is in operation, and overall costs could be cheaper per unit.

The other side of this argument is that the permit from the Pollution Control Board is for 500,000 cubic yards only, and this was only obtained after an Appeal. It is a matter of conjecture what the attitude of the

*Estimate
and some other
information
is given in
the report
to M. Wooster
by
M. Wooster*

*Go ahead -
subject to
1) price of equipment
2) by the agreement
to the insurance*

*over - 600,000
in 1971/72
to the
M.P.D. is
a mistake*

*Refer
back to
M.M.
without
any debt
in mind*

13. Re: Burnaby Lake. (Cont'd)

Pollution Control Board would be to a total of 2,000,000 cubic yards of dredged material.

There are also two other factors which are pertinent:

1. The Lake is slated for a Regional Park. Can assurance be obtained that Burnaby would be re-imbursed for expenditures it makes on its own account on Burnaby Lake?
2. There is as yet no agreed plan of development of the Lake and the Park area. This may, or may not be of considerable significance in the extent of a complete dredging program.

To sum up, it appears that it is possible to finance the project if the estimates are borne out, and the project would be feasible in this regard.

The matter of obtaining permission to discharge 2,000,000 cubic yards of dredged material through the Sanitary Sewer Interceptor is much more questionable.

14. Re: Engineering Agreement re Dredging of Burnaby Lake -
Canada Summer Games 1973.

The Solicitor has forwarded an Engineering Agreement between Burnaby and Associated Engineering Services Limited for engineering services to be supplied by Associated Engineering Services Limited.

Scope of the services to be provided are:

Phase I - Detail Design.

Includes the necessary field survey and detail engineering to prepare drawings, detail specifications, tender and contract documents all prepared and ready to call tenders for the dredging of Burnaby Lake as required for the 1973 Canadian Summer Games. (All to be completed by March 11, 1971.)

Phase II- Resident Inspection.

Includes the provision of resident inspection of the work during dredging to insure conformance with the plans and specifications, and to prepare periodic payment certificates and supply "as constructed" drawings of the work.

Fees provided are:

Phase I - Detail desing to be paid for in accordance with hourly rates as outlined in the "Scale of Minimum Fees of the Association of Professional Engineers of B.C."

Phase II- Resident inspection to be paid for on the basis of actual salaries incurred on Phase II plus 100%.

Charges for disbursements such as travel, living costs and telephone expenses etc., as listed on Page 9 of the Minimum Fees will be charged at cost plus 10%.

No maximum fee has been set, but the Engineering Company did estimate that the cost of engineering for Phase I would be in the range of \$7,000 to \$8,000.

It is recommended that authority be granted to execute the Agreement.

15. Re: Local Improvement Cost Report per Section 601 of the Municipal Act.

Submitted herewith the cost report as prepared by the Municipal Treasurer in accordance with Section 601 of the Municipal Act with respect to the current Ornamental Street Lighting program.

The program itself was previously approved by Council.

16. Re: Rezoning Applications.

In the covering letter of 12th March, 1971, on rezonings the last paragraph read as follows:

Report to Council
"One further application for a Drive-In Restaurant on 6th Street near 11th Avenue was received on March 8th, eight days after our cut-off for this group of rezonings established by Council. If Council wishes to consider this application before the next group are considered, a report could be brought forward."

No decision of Council was sought by Council at its meeting but it is now requested that a decision be rendered.

17. Re: Closure of north south Lane west of
Lot "A", Block 16, S.D. 2, D.L. 116S $\frac{1}{2}$, Plan 2214
3706 Venables Street.

This lane is considered redundant.

The adjoining owner has offered to purchase the allowance and he has agreed to a price of \$700 placed on it by the Land Agent.

Sale would be subject to:

1. A 10' easement to accommodate a B.C. Hydro Gas line.
2. Consolidation with Lot "A".

In order to proceed with the sale it is recommended that authority be granted to:

- Concern
21/3/71*
1. Introduce a Road Closing Bylaw to close the lane indicated on the accompanying sketch.
 2. Dispose of the redundant portion of lane allowance for a price of \$700 subject to the conditions listed above.

18. Re: Closure of 15th Street -
Stride Avenue to 16th Avenue.

Council in April, 1970, authorized the closure and abandonment of the above allowance and the creation of two lots which were to be placed in a sale position. The only conditions attached to the abandonment were the retention of an easement over the westerly 16 feet of the former allowance for a B.C. Hydro and Power Authority installation.

*OK
21/3/71*
The lots have now been created but in concluding the documentation, B.C. Hydro now advises it needs a 20' easement, rather than the 16' easement.

It is recommended that Council grant authority for the 20' easement.

The attached sketch shows the location, width, and nature of the easement.

19. Re: Hazel Street Extension -
Lot 9, Block 8, D.L. 32, Plan 1229.

This property is known as 6181 McMurray Avenue.

It was acquired by the Corporation in February 1971 and the Land Agent advises that the house is vacant and in such a condition as to warrant demolition.

*OK
21/3/71*
It is recommended that Council grant authority to demolish the house known as 6181 McMurray Avenue as soon as possible.

Continued....

20. Re: Business Tax Court of Revision.

It is desirable to set the date of the sitting of the Business Tax Court of Revision now so that it can appear on supplementary notices throughout the year.

It is recommended that the Court be held on Thursday, 25th November, 1971, and that this date be set by Council for the Business Tax Court of Revision.

*Approved
12/13/71*

21. Re: Proposed Meter House -
First Street and Eleventh Avenue.

The Greater Vancouver Water District has applied for permission to construct a Meter House in the boulevard on the west side of First Street between 11th Avenue and the lane north.

An underground chamber will be provided to house control valves and venturi throats but the secondary metering equipment is to be housed above-ground. The Greater Vancouver Water District has designed an enamelled steel cabinet 4' x 4' x 2' with the height being four feet. The proposed location is in line with the rear of 8181 - 11th Avenue.

This appears to be the best alternative available for this facility and it is recommended that the proposed location, as shown on Greater Vancouver Water District Plan #WB-704/B, be approved.

*Approved
12/13/71*

22. Re: Power Supply to the Copley Pumping Station -
Still Creek Avenue.

The B.C. Hydro has advised that it will not install the special transformer structure which is required for the Copley Pumping Station either on the 66' road allowance of Still Creek Street or inside the 20' x 20' enclosure on the south side of Still Creek Street in which the pumping station is located.

B.C. Hydro has suggested a location on Corporation-owned property, Block 16, Sk. Pt. 23312E, W $\frac{1}{2}$ D.L. 119, on the north side of Still Creek Street opposite the Pumping Station. The structure would be located 5' from the west property line.

It is recommended that permission be granted. B.C. Hydro has not asked for any property rights for the land involved.

*Approved
12/13/71*

23. Re: Rezoning Reference No. 13/69.

This is a proposal to rezone Lots 1, 2, 3 and 4, Block 80, D.L. 127, Plan 4953, from R4 Residential to RM3 Multiple Family.

The property is known as 350, 360, and 390 Howard Avenue.

Submitted herewith is a memorandum received from the Director of Planning.

The Manager's Report Item No. 12 is also part of this consideration.

*Refer back to 12/13/71
for further information
to applicant*

24. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$24,300.

It is recommended that the estimates be approved as submitted.

*Approved
12/13/71*

25. Re: Treasurer's Report.

Submitted herewith is the Treasurer's Report for the period 1 January to 28 February, 1971.

This Report, Statements A and B have been changed from the previous format used, to conform with the 1971 Budget format.

*Approved
12/13/71*

26. Re: Allowances.

*Granted
2/21/71*
Submitted herewith for your approval is the Municipal Treasurer's report covering applications received under Section 411 of the Municipal Act in the total amount of \$51.73.

It is recommended that the allowances applied for be granted.

27. Re: Fire Department.

*Read
2/21/71*
Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of February.

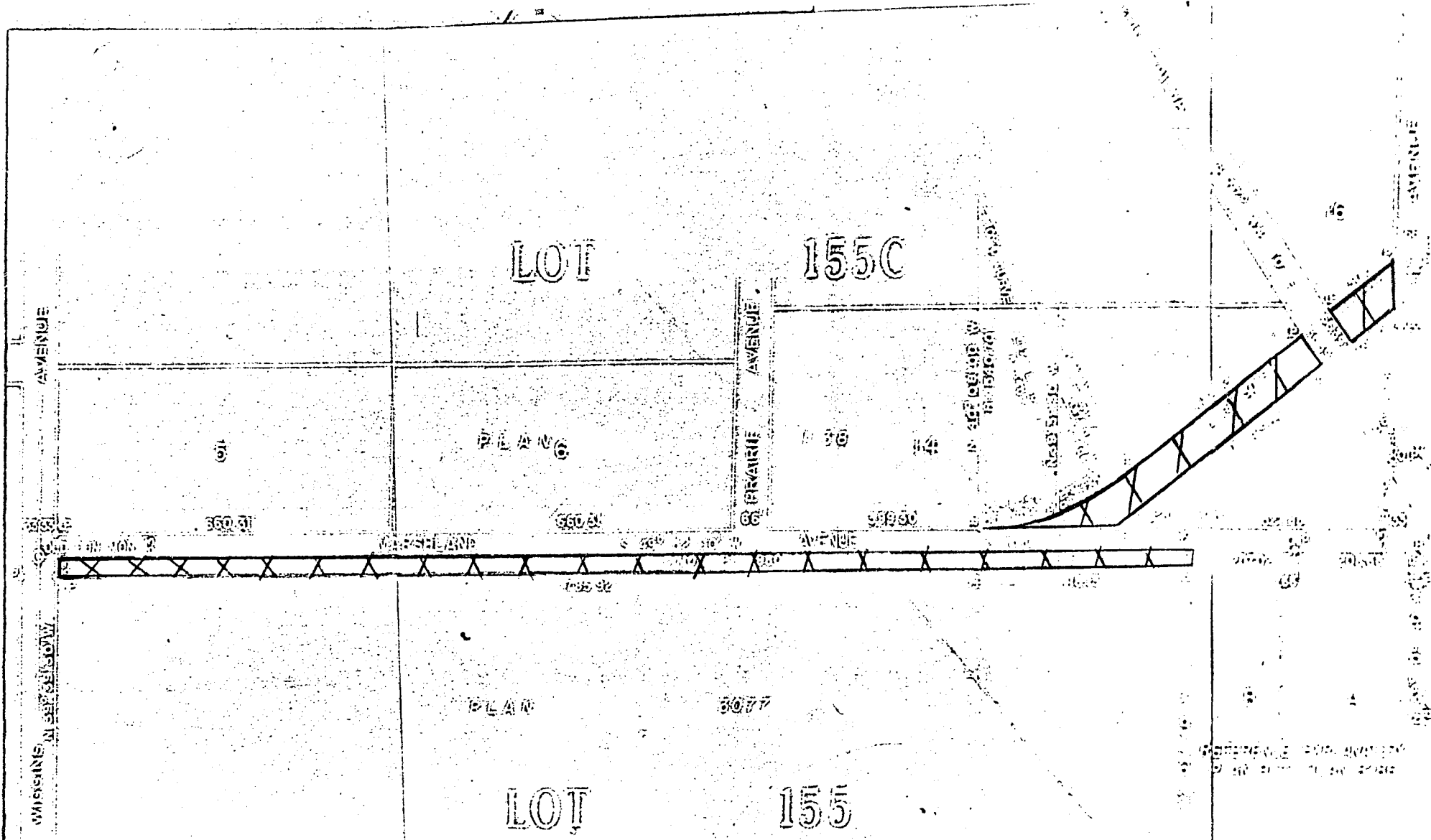
Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

HB:ep

Attachs.



NO.	DESCRIPTION	AMOUNT	DATE
1	Lot 155	72,000.00	1954
2	Lot 155C	125,000.00	1954
3	Lot 155	30,000.00	1954
4	Lot 155C	30,000.00	1954
5	Lot 155	30,000.00	1954
6	Lot 155C	30,000.00	1954

MANAGER'S REPORT
ITEM No. 10