

2 April 1971

MANAGER'S REPORT NO. 23, 1971.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Burnaby Frontage Tax By-Law 1971, By-Law No. 5866  
and Burnaby Street Lighting Frontage Tax By-Law 1971, By-Law No. 5867.

These two By-Laws will appear on the Agenda for Council action.

The By-Laws are required to place the appropriate frontage taxes against the properties concerned for works completed to date.

The following By-Laws are involved:

3 for 15 year terms	--	\$ 9,558.70
17 for 10 year terms	--	8,723.00
25 for 5 year terms	--	187,476.91

There are several projects involved in each of the above By-Laws. The financing will be done at a later date by debenture issue. The By-Law is required at this time in order to place the frontage taxes on the Tax Roll for 1971.

2. Re: Municipal House - 6278 McMurray Avenue  
Lot 5, Block 7, D.L. 32, Plan 1229.

This property is owned by the Municipality and became vacant at the end of March, 1971.

In the opinion of the Chief Building Inspector this building is not suitable for repair and he recommends its demolition. It is an old frame dwelling resting on individual concrete footings with evidence of some settlement. The electrical service is an old 30 Amp 2-wire service with 2 circuits. The wiring is all old knob and tube.

The waste outlet fitting of the sink is badly deteriorated and due to condensation from the flush tank of the toilet, the floor around this fixture appears badly rotted. We have no record of sanitary sewer connection.

It is recommended that authority be given to have the building demolished.

3. Re: Request from Petitioners for Sidewalk and Curbing,  
Cariboo Road, 7300 Block.

Included on the Agenda is a letter dated 19 February, 1971, from some petitioners on Cariboo Road requesting the installation of curbing on Cariboo Road.

The Municipality has also received a letter dated 4 February, 1971, from Mr. J.G. Thomson, Principal, Cariboo Hill Junior Secondary School, and a letter dated 5 February, 1971, from Mr. John Vogt, Principal, Armstrong Avenue School, also complaining about the lack of adequate curbing and requesting that the matter be investigated.

The Municipal Engineer has corresponded with both School Principals as follows:

"In reply to your letter of 5 February, please be advised that we are not unsympathetic to including Cariboo Road in a Local Improvement Street

Continued....

3. Re: Request from Petitioners for Sidewalk and Curbing, (Cont'd)  
Cariboo Road, 7300 Block.

"Improvement Programme, when financing is again available for such work. However, in terms of priority rating, Cariboo Hill cannot be considered as high and, as the Municipality has a huge backlog of improvements to overcome, we cannot predict when it will be included in such a programme.

In commenting on the hypothetical circumstances under which you have predicted a tragic outcome, we must point out that the standard curbing installed on city streets everywhere does not offer any protection to pedestrian traffic against runaway or uncontrolled vehicles. Your "apprehension" of tragedy resulting from your concept of "adequate" curbing can, in no way, be dispelled by the installation of curbing such as was installed on Armstrong Avenue last year. We suggest, however, that there is no basis in fact for such conclusions. Indeed, in the miles of streets in our community that are without curbing of any kind, there is no recorded accident embodying the circumstances you have outlined. While we do not preclude that such an unusual accident could not happen, we cannot accept the suggestion that failure to react to this hypothesis is a failure to provide adequate precautions in a real situation.

Should you require any further information, please do not hesitate to call Mr. Walters or Mr. Bacon of this Department. Mr. Bacon is our Traffic Supervisor and sits on the Municipal Traffic Safety Committee. He would be the best source of statistical information related to safety problems. "

The Engineer also advises that the curbs on Cariboo Hill existing on the south side are of asphalt and considered as temporary. They function more as a drainage control rather than as a road improvement. Storm drainage and a "slow lane" with asphaltic curbs were installed in 1969 from general revenue.

4. Re: Local Improvement Cost Report Per Section 601 Municipal Act  
Lane Pavement "T" Lane bounded by Kingsway and 13th Street -  
13th Avenue and 14th Avenue.

In making up the cost report of March 16, 1971, regarding the above (subsequently approved by Council on March 22nd), the Treasurer was unaware that in this particular case it will be necessary to construct the lane as well as pave it. Consequently the cost report filed was for paving only.

Last year Council instructed that in future, lanes would not be constructed and paved out of revenue funds, but that the paving would be paid for by the benefiting owners as a local improvement. That being the case, rather than pay for the pavement from borrowed monies and for the construction from funds allocated from the annual budget, it would be better to pay for the entire work from borrowed funds.

(1) Under the circumstances, it is recommended that Council make this a policy and accept the following as the cost report:

Length of work	800'
Estimated total cost of work	\$9,600.
Cost of paving only	\$1,600.
Actual frontage	1,522.44'
Taxable frontage	1,228.77'
Municipal frontage	346.00'
Owners' share of the cost of the work - same as before	\$1,288.77
Estimated lifetime of work	10 years
Frontage tax levy	5 annual instalments of \$.257 per taxable front foot

(2) Also, Council on March 29th gave three readings to By-law No. 5868 authorizing this work. It is recommended that Council rescind its previous motions and give three readings to By-law No. 5868 amended to increase the cost from \$1,600 to \$9,600 and to provide for the construction and pavement of the lane, instead of paving only.

We regret the confusion in this instance.

Continued....

5. Re: Work Activity Project - Canada Assistance Plan.

The Minister of Rehabilitation and Social Improvement submitted a letter to Council on November 30, 1970, announcing that a plan had been established whereby persons in receipt of Social Assistance who are not eligible for enrollment in "up-grading" or vocational training programs sponsored by Canada Manpower may be engaged in a training and work program within the Municipality.

The Social Service Administrator was directed by Council to do all that is necessary to see that the plan is implemented according to the objectives the Minister had in mind and to advise Council of the full nature and extent of the methods to be used in implementing the plan.

Attached you will find a proposal for a project under the terms of the Canada Assistance Plan and in conjunction with the Department of Rehabilitation and Social Improvement.

The proposed program has been discussed with the Burnaby Civic Union with reference to the following:

Candidates will be screened by Canada Manpower Services and the Social Service Department.

Those accepted will be paid a training allowance of \$350. per month for each month of activity, including both classroom time and on-th-job training. Municipal classification and pay rates will not be used.

The \$350. per month training allowance will be supplemented by Social Assistance to an amount that equals Social Assistance entitlement for the family group, plus \$100.

The Federal-Provincial-Municipal cost sharing for the project, inclusive of administration and supervisory costs, will be shared 50%/25%/25% respectively. The Social Assistance costs are shared 50%/35%/15% respectively.

Trainees accepted will not be considered as employees hired to do the work of the Municipality and there will be no provision of Unemployment Insurance, Workmen's Compensation, Union Dues and Holiday Pay or related items that are normally applicable to persons who are employees of the Corporation.

The project is planned for twenty persons for a training period of fourteen weeks.

The work portion of the project is planned for the Parks Department and will be independent of usual Municipal work.

It will involve a project that will not otherwise be done for several years.

While such project is in operation any Municipal employees who have been laid off under the seniority provisions of the collective agreements will be re-hired.

Any Municipal employee working as the supervisor of the project group will be paid at a step in the Assistant Foreman-Parks range of pay as follows:

<u>Effective</u>	<u>Hourly Pay</u>
To June 30, 1971	\$3.88 - \$4.06 - \$4.25
July 1, 1971 and after	\$3.95 - \$4.13 - \$4.33

The Personnel Director indicates the Union is not raising any objection to the program of which they have been fully appraised.

The total estimated cost of the project is \$73,496. which will be paid by the 3 governments as follows:

Federal Government	\$35,424.
Provincial Government	19,036.
Municipal Government	19,036.

The Municipality's share has been included in the Final Budget and it is recommended that we participate in this project to this extent, subject to approval of the Parks and Recreation Commission.

Continued....

5. Re: Work Activity Project - Canada Assistance Plan. (Cont'd)

Incidentally, the work involved has not yet been approved by the Park and Recreation Commission but this matter will be considered by the Commission at its Wednesday, April 7th meeting. The Administration are going to suggest ravine clearing and building trails in the following locations:

- a) South Slope
- b) Garden Village
- c) Robert Burnaby Watercourses.

6. Re: National Solid Wastes Seminar,  
The Conservation Council of Ontario,  
Toronto, Ontario - June 6, 7, and 8, 1971.

Mr. J.J. Kaller, Special Projects Engineer, has been invited to attend the above Seminar and present a short position paper dealing with the "Reduction and Recycling of Solid Wastes" from the Municipal level of the economy. All costs will be paid by the Conservation Council of Ontario.

The attendance will be limited to some 50 persons by invitation who are holding key positions in industries and in municipalities, together with a cross-section of individuals from other disciplines.

The following position papers have been invited:

First Day: Reduction at Source & Recycling of Solid Wastes

- 1. Paper, Cardboard and Forest Products
- 2. Metal Products - Automobiles and Major Appliances
- 3. Metal Products - Containers, Small Appliances, Non-Ferrous Products and Assorted Scrap
- 4. Glass
- 5. Plastics

Second Day: Reduction & Recycling of Solid Wastes at Various Levels in the Economy

- 1. Municipal Level
- 2. Consumer Level
- 3. Marketing Level
- 4. Design and Manufacturing Level
- 5. Production and Raw Material Level

It would be hoped that the Seminar, at its conclusion, will issue some broad statement covering the problems discussed and make some recommendations for action, legislation and research to all areas of government and to the private sector.

It is recommended that authority be granted to have Mr. Kaller attend this Seminar.

7. Re: (a) Water Lot No. 6317  
(b) Lot 186 and 187, D.L. 165, Plan 1050  
Weldwood of Canada Limited.

The matter of renewing the above leases was tabled until the April 5th meeting in order to allow for clarification of whether or not to lease Lots 186 and 187. In this connection the following information is provided:

- 1. Water lots on Burrard Inlet are leased directly from National Harbour's Board. The following is a sampling of rates paid on various water lots on Burrard Inlet -
  - (a) Water Lot in the vicinity of the old Kapoor Mill site 2½¢ per sq. ft.
  - (b) Water Lot leased to Goodwin-Johnson for log storage and loading 1½¢ per square foot.
  - (c) Water Lot leased to Westwood for booming grounds 3/4¢ per sq. ft.
  - (d) Water Lot leased to Trans Mountain 1½¢ per square foot.

On the North Arm of the Fraser, the most recent and typical in comparison with Water Lot 6317, is a Water Lot leased by North Fraser Harbour

Continued....

7. Re: (a) Water Lot No. 6317  
(b) Lot 186 and 187, D.L. 165, Plan 1050  
Weldwood of Canada Limited. (Cont'd)

1. (Cont'd)  
Commissioners to CanRon for .5c per square foot, which is the same rate as the Municipality pays for the head lease on Water Lot 6317.  
  
The rate charged by the Municipality to Weldwood of Canada Limited for a portion of Water Lot 6317 is .6c per square foot.
2. Recent verbal communication with the Company indicates that they would prefer to renew the land lease.
3. The rental for land lease (186 & 187) is \$1,200.00 per annum for both lots.
4. Weldwood's lease of a portion of Water Lot 6317 expires on the 15th day of May 1971, and their lease on Lots 186 and 187 expires on May 15th, 1971. They took over these leases from Western Plywood in 1966.
5. To the best of our knowledge, at the present time we do not have any civic use for Lots 186 and 187. However, there is a possibility that a portion of Lot 186 might be used, if the Parks Board developed a boat launching facility on land which is held for them at the foot of Byrne Road, described as Lot 185, D.L. 165, Plan 1050.

In the Land Agent's discussions with the Company in regard to Lots 186 and 187 they have indicated that they would not object to a lease which contained a reasonable termination clause which would make possible the development of this land should the occasion arise. In this regard, we suggest 90 days notice by either party.

6. Clause (d) Section Two of the lease of Lots 186 and 187 reads -  
"to conduct the said log dumping and booming in a lawful, orderly and proper manner and so as to cause no nuisance, damage, inconvenience or annoyance to the Lessor or its tenants, or to owners or occupiers of any neighbouring land".

To date this Company has been very co-operative when any nuisance has been drawn to their attention.

7. Taxes on the Weldwood portion of Water Lot 6317 are \$1,509.43.  
Taxes on Lot 136, \$1,233.39 and on Lot 187, \$1,417.40.

The taxes on 186 and 187 are calculated on current assessments using last year's mill rate. To date we have been unable to collect taxes on 186 and 187, as the document creating the lease was drawn prior to legislation being passed which allowed Municipalities to tax leased lands. If the lease is renewed on these two lots then they would become taxable under Section 336 of the Municipal Act.

Under the circumstances, after reviewing this matter it is recommended that we sublet to Weldwood of Canada Limited "that portion of Water Lot No. 6317, save and except the portion shown outlined in red on plan prepared by Kenneth B. Wilson, B.C.L.S., dated October 29, 1954", for a period of one year from the expiry date of the present lease at an annual rental of \$3,262.83, and further that we lease Lots 186 and 187, D.L. 165, Group 1, Plan 1050, for a period of one year from the expiry date of the present lease at an annual rental of \$1,200.00 for both lots with a 90-day termination clause which could be invoked by either party, subject to the Company paying the tax to the general grade, removing all debris from the property and keeping up the road to residential use.

8. Re: Municipal Land Assembly,  
Lot 30, Block 21, D.L. 82, Plan 2438  
5275 Nelson Avenue (Pace).

Negotiations to acquire the above property commenced in 1966. See sketch attached. Exchanges were talked about and at one time we made application to C.M.H.C. for a Land Assembly Proposal in this general area.

Continued....

8. Re: Municipal Land Assembly,  
Lot 30, Block 21, D.L. 82, Plan 2438  
5275 Nelson Avenue (Page). (Cont'd)

We have now negotiated the outright purchase of the property for the sum of \$5,600 with a tax adjustment as at December 31, 1970.

The assessed value of the property for 1971 is \$2,450 and the area is 96.2' x 119', totalling 11,448 square feet.

We feel that the price is reasonable and would recommend acceptance at this time.

9. Re: Tenders for Burnaby Lake Canada Games Dredging Program.

Tenders were received for the subject project up to 3:00 p.m., local time, Wednesday, March 31, 1971.

The work of the contract includes:

1. Mobilization and demobilization of dredge and all associated equipment required to dredge and dispose of the dredged material.
2. Complete dredging of the basin as shown on Drawing No. 4004-11-1 and disposal of approximately 500,000 cubic yards of dredged material and including the supply and placing of 6 marker piles.

Two tenders were received and opened in the presence of Mr. V.D. Kennedy, Mr. J.R. Hagen, Mr. R.J. Constable and representatives of the firms bidding.

A tabulation of the tenders received is submitted herewith.

The recommendation of Associated Engineering Services Limited, consultants on the project, is attached.

It should be noted that in addition to the cost of the dredging, there will be a cost from the Greater Vancouver Water District to lower their main at approximately \$7,500.00, together with the engineering costs involved for the design and supervision of the contract. Work order No. 8-081 has been raised for this work in the amount of \$350,000.00.

The following approvals have been obtained for the dredging:

1. From the Pollution Control Board, which as you know is a qualified approval regarding the disposal to the river; one of the conditions being that the work commence by 15th April and be completed by 15th July.
2. We have received approval from the Navigable Waters Act.
3. We have been advised that approval has been mailed to the Municipal Clerk from the Lands Branch of the Department of Lands, Forests and Water Resources, and that we can expect, very soon, an approval from the Water Rights Branch of the same Department.
4. Application has been made to the Department of Transport, Ottawa, to restrict the use of aircraft from the lake because of the proposed dredging of the rowing course; and no reply has been received regarding this to date.

The Municipal Engineer has agreed with the recommendation of Associated Engineering Services Limited in awarding the contract to the lowest bidder, being Sceptre Dredging Limited. Even though all approvals have not been formally received at this time, it is recommended that the contract be awarded to Sceptre Dredging Limited subject to all of the approvals being received before the work is commenced. If the awarding of the contract waits another week it seems unlikely that the contractor would be able to commence the work by April 15th in order to have it completed by the deadline set by the Pollution Control Board. In addition, Sceptre Dredging Ltd. have advised that they have a dredge available to be unloaded and they would like to know as soon as possible regarding the award of the contract so that they may transport the dredge directly from the unloading point to the site on Burnaby Lake.

Continued....

10. Re: Burnaby Transportation Study.

The Planning Department has submitted the attached report, "Transportation Aspects of the Year 2000 Planning Study", as the concluding phase of the Burnaby Transportation Study which was undertaken by the Transportation Consultants, N. D. Lea and Associates.

The Burnaby Transportation Study was carried out in two phases. Firstly, the inventory of current needs, a short range study for the Planning Department which resulted in the January, 1969 Technical Memorandum report entitled "Burnaby Street System Capital Improvement Programme". This report provided the Planning Department with the basic data for including short range street improvements in the Capital Improvement Programme.

With regard to the longer range transportation aspects, the consultants worked with the Planning Department during the preparation of the "Urban Structure" report which Council received on March 1st, 1971.

The attached report therefore, reflects the development concept proposed in the "Urban Structure" report and outlines the basic future needs for road and public transportation facilities which will need translation into "policy" in order to become a reality.

It is suggested that this report should be of assistance to Council when it considers the "Urban Structure" report. No particular action is needed on this Report at this time, but action on it will probably naturally evolve when decisions are made on the "Urban Structure" Report.

11. Re: National Recreation & Park Association - National Forum  
"New Approaches and Techniques to Park & Recreation Public Relations -  
Communications - Image Building".

The Parks and Recreation Administrator has recommended that the Recreation Director, Mr. G. Squire, attend the above conference which is to take place in Las Vegas, Nevada, on April 14 - 16, 1971. The estimated cost is \$337.00.

The Administrator has requested that Council's approval be given on Monday, April 5th, subject to the Parks and Recreation Commission giving approval at its meeting on April 7, 1971. Provision has been made in the final budget for this expenditure.

12. Re: 1971 Budget.

It is expected that we will be able to distribute the 1971 Budget at the Council Meeting of April 5th, 1971. The letter of transmittal may not be ready until Tuesday, April 6th, but it is hoped that we can at least present the Budget on Monday night.

It is requested that Council set a date, or dates, at which time the Budget can be considered. If Council wishes to have Department heads present, it would be appreciated if an indication could be given as to which ones should be present.

13. Re: Building Department.

Submitted herewith for your information are the reports of the Chief Building Inspector covering the operations of his Department for February and March, 1971.

14. 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 February, 1971.

15. Re: Personnel Department.

Submitted herewith for your information is the report of the Personnel Director covering the activities of his Department as of March 14, 1971.

Respectfully submitted,

Malvin J. Shelley,  
MUNICIPAL MANAGER.

MJS:ep  
Attachs.

16. Re: Lot 97, D.L. 4/6, Plan 31569  
Proposed Amendment to the CD Plan of Area #6  
Lake City East - Rezoning No. 37/70.

The developer of the above area, Dawson Developments Limited, has submitted a preliminary design for a day-care centre to be included in the low-cost housing scheme, now nearing completion.

This centre will provide day-care for children of parents who are both employed during the day and are residents of the above low-cost housing scheme. The centre consists of two classrooms and auxiliary facilities for two age groups, i.e. 3-6 year old and 6-12 year old.

The centre will be operated under the Community Facilities Act and under this Act the Provincial Government will exercise control through various regulations, e.g. floor area and number and qualifications of the staff. Financing for this project will be obtained through C.M.H.C.. It is expected that this centre financially will be self-supporting, however, subsidies for operation can be obtained from the Provincial Government.

The centre is designed for two age groups, each of 20 - 25 children, and 2-3 staff members will be on duty all day. A fenced play area for the smaller children is proposed as a part of this centre, while the older children could use, under supervision, the adjacent playground facilities provided in the site development of this housing scheme.

In discussions with the developer agreement has been reached to a building location in the open space provided in the centre of this housing scheme.

Dawson Developments is anxious to start work on the day-care centre, however, they have experienced problems with regard to the timing of this facility. The financial arrangements made with C.M.H.C. for the low-cost housing scheme include the day-care centre in the mortgage package. The housing scheme is nearing completion and Dawson Developments expect to make their draws in a few weeks. However, Dawson has indicated that, in the event that they cannot start construction of the day-care centre within 5 or 6 weeks, they will lose the mortgage money for this facility and, consequently, they would be forced to abandon the day-care centre proposal.

Since the proposed day-care centre was not included in the original CD development plan, which is attached to the bylaw, an amendment to the bylaw and, consequently, a Public Hearing is required. As the CD zoning procedure requires a minimum period of 5-6 weeks and time appears to be of the essence, Dawson has requested that Council consider their proposal and forward it to the Public Hearing set for April 21, 1971.

It is recognized that the required development plans have not yet been submitted in all the details necessary for CD zoning. However, in view of the fact that this proposal only involves an addition to the established CD plans and further that the proposed day-care centre is a valuable facility for this housing development, it is recommended that this proposal be forwarded to the Public Hearing already set for April 21, 1971, provided that by that time the necessary plans are available; and it is further recommended that the final readings of the amending zoning bylaw be subject to the submission of a suitable plan of development.

17. Re: Dredging of Burnaby Lake and Use of Greater Vancouver  
Sewerage and Drainage District Brunette Interceptor.

In 1966 when use of the Burnaby Lake and Brunette Interceptors was first considered for disposal of dredged spoil from Burnaby Lake, our consultants, Associated Engineering Services Limited, asked for assurance on our behalf that the Greater Vancouver Sewerage and Drainage District would consent to the use of the sewers for this purpose. This matter was considered by the District's Administration Board and by letter dated April 22, 1966, Associated Engineering Services Limited were advised of the results.



17. Re: Dredging of Burnaby Lake and Use of Greater Vancouver  
Sewerage and Drainage District Brunette Interceptor. (Cont'd)

The terms under which the District facilities may be used for disposal of dredged spoil from Burnaby Lake are:

1. The Municipality of Burnaby will protect the Sewerage District from all claims that result from use of the sewer for this purpose.
2. The Municipality of Burnaby will guarantee the cleaning of the sewer after such use to return it to its prior condition to the satisfaction of the Sewerage District.
3. The Municipality of Burnaby will reimburse the Sewerage District for any costs it may be put to because of use of the sewer for disposal of dredged spoil from Burnaby Lake.
4. The Municipality of Burnaby will comply with all terms and conditions of the amendment to PCB permit #7 and the letter from W. N. Venables, Director of Pollution Control dated December 22, 1970.
5. The Municipality of Burnaby will comply with all requirements of other Federal and Provincial authorities regarding the dredging and disposal of dredged spoil.
6. The Municipality of Burnaby will co-operate with the Greater Vancouver Water District in any relocation required to the Water District's facilities necessitated by the dredging, and will hold the Water District harmless from all claims and will pay all costs of such relocations.

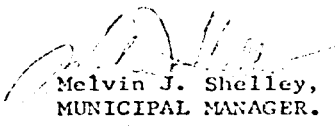
At the last meeting at Associated Engineering Services Limited offices it was suggested that an agreement as required by the Administration Board in 1966 could be concluded by an exchange of letters. This is satisfactory to the District, and the Municipality is being asked to reply to a letter dated April 1, 1971, addressed to Mr. V. Kennedy, agreeing to the terms and conditions Nos. 1 - 6 outlined above so as to satisfy their requirements in this matter. The Municipal Engineer recommends, and your Municipal Manager concurs, in the acceptance of these conditions.

18. Re: Item No. 7, Manager's Report No. 23, 1971, 2 April 1971 -  
(a) Water Lot No. 6317  
(b) Lot 186 and 187, D.L. 165, Plan 1050  
Weldwood of Canada Limited.

At the time of the preparation of the above report item, the Land Agent had not had an opportunity to view the land in question. He looked at the land today and as a result of a further discussion with the Company, your Municipal Manager would like to qualify the recommendation outlined in the last paragraph of Item 7 by adding the following words after the word "party":

"subject to the Company restoring the lots to the original grade, removing all debris from the property and stopping up the road to vehicular access."

Respectfully submitted,

  
Melvin J. Shelley,  
MUNICIPAL MANAGER.

MJS:ep