

THE CORPORATION OF THE DISTRICT OF BURNABY

January 9, 1970.

MANAGER'S REPORT NO. 1, 1970

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

Gentlemen:

Your Manager reports as follows:

1. Re: Lane Paving

This Report refers to the appearance before Council of Mr. Basil D. Whitehead when Mr. Whitehead suggested that under Lane Paving the Municipality should provide a paved apron to the property-lines at driveways and entrances to garages and carports.

The Engineer explained that it is the policy of the Corporation to provide such aprons where there is a floor slab or paved driveway to connect to - but not to provide an apron where there is no floor slab or pavement prior to paving the lane. One of the main reasons for installing these aprons is the excessive cost to the property-owners to get a private firm to come in and do a relatively small job.

Council asked for an approximation of the cost of doing the same thing in the case of all driveways. Mr. Olson gave a guess of 5% of the total cost. Since then an exact examination was made of the lanes recently done in the 1969 Petition Lane Paving. By actual count it was found that there was 278 driveways which would fall into the category of requiring a paved apron as was requested by Mr. Whitehead.

On the basis of the average depth and width prevailing it is estimated that the cost of tying them in with a paved apron would be approximately \$4,500., which is just over 8% the total cost of these lanes of \$55,000.00.

For a conservative estimate it would be more proper to use a 10% figure.

Council has authorized a lane paving program on the initiative method which is estimated at \$930,000.00. Applying the 10% factor to this figure would give an increased cost of the program of \$93,000.

Driveways presently unpaved hardly warrant an expenditure of this magnitude for the value to the property concerned, unless the owners themselves plan on extending the pavement onto their own property in the form of paved driveways and/or carport or garage slabs or floors.

The present policy of tying-in finished slabs or paved driveways which are at the property line or at the normal bylaw set-back requirements is a reasonable one, recognizing the premium price which would have to be paid to a private contractor - but the cost of extending an apron in other cases does not appear justified.

It is recommended the present policy be confirmed unchanged.

2. Re: Water Supply - Big Bend Area  
Proposed Reservoir

Council on 23rd June, 1969 approved a project for the construction of a reservoir to improve the water supply in the Big Bend Area and authorized the engagement of a consulting engineer to proceed with the design of the facility. Falizeszewski Engineering Limited was subsequently engaged to investigate the possibility of constructing either an above-ground tank or ground-storage reservoir in the vicinity of 10th Avenue and 21st Street.

(Continued----)

*Moored - 70 to 80 ft  
in all cases. But no  
further.*

*Means: - no to be  
provided. But  
reconsidered and  
carried.*

2. Re: Water Supply - Big Bend Area  
Proposed Reservoir ---continued---

The basic considerations established were for storage of 1,000,000 gallons and at an elevation of 382 feet.

Faliszewski Engineering Limited produced a Report giving five alternatives, the costs of which varied only insignificantly. However, they selected "Scheme A1", being an underground, prestressed concrete tank, provided the land is available at no extra cost.

Their next choice was "Scheme B", an on-ground, prestressed concrete reservoir, to be located straddling the 21st Street allowance.

Cost estimates were presented for these two alternatives as follows:

Scheme A1

Underground square reservoir with flat-slab roof -	\$ 94,000.
Pipe Work	50,000.
Valve and Control Chambers	<u>31,000.</u>
	<u>\$175,000.</u>

Scheme B

On-ground circular reservoir	\$ 96,000.
Pipe Work	59,000.
Combined control and valve chamber	<u>30,000.</u>
	<u>\$185,000.</u>

Scheme A1 required land from B. C. Hydro and Hydro was approached. It was found that the land was not available. On examination of the reasons given for this rejection this Corporation had to admit that the effect on the ultimate Stride Area development, of a water reservoir in this particular location, justified the rejection by Hydro. Following this reasoning further it was found that sterilization of hundreds of thousands of cubic yards of available free fill which would be required for the ultimate filling and grading plans of the Stride Development effectively ruled out alternatives A, A1, and B, as prepared by the Consulting Engineers.

The site of "Scheme C", to be located between 20th Street and the 19th Street diversion was then required re-examined in the light of the extreme importance of not sterilizing any fill material. Even at this location it would be desirable to set the tank at as low an elevation as possible to free fill for Stride Development. It has therefore been proposed that the tank be constructed in this location at a bottom elevation of 370' which would set the bottom of the tank approximately 25' below the road level of 19th Street. With this bottom elevation of 370' it would be necessary to increase the size of the tank to 1.475 million gallons in order to make 1 million gallons available at or above 382' for pressure purposes.

"Scheme B" estimates have as a consequence been revised to:

Original estimate -	\$185,000.
Additional length of 20" feeder main -	20,000.
Extra excavation to elevation 370.00 -	44,000.
Increased Reservoir capacity -	<u>20,000.</u>
	<u>\$269,000.</u>

The \$44,000. for extra excavation to elevation 370.00 is not required by the Water Utility for any hydraulic reason. Also, the additional .475 million gallon capacity did not form any part of the original design consideration.

(Continued---)

2. Re: Water Supply - Big Bend Area  
Proposed Reservoir ---continued---

It is accepted, however, that the additional .475 million gallons would provide a useful reserve if required, even though the hydraulic characteristics would not be what would be desired. There is considered to be justification of the \$20,000. as a legitimate Water Utility expense.

Regarding the excavation costs of \$44,000. it is considered that this is more properly a Stride Development expense which should be repaid to the Water Utility when Stride Development proceeds.

Because of the low setting of the tank in relation to surrounding property except future Stride Industrial this visual aspect need not be a factor and it was also possible to effect an approximate saving of \$9,000. in architectural treatment.

This latest alternative to Scheme B has been submitted to the Greater Vancouver Water District and they have approved location of the tank on 19th Street and set at an elevation of 370.00.

It is recommended:

- 1) That Council approve the construction of a 1.475 million gallon on-ground water storage reservoir to be located in a position between 19th and 20th Streets approximately 570' west of 10th Avenue, and at an elevation of 370.00 and an estimated cost of \$269,000.
- 2) That the amount of \$44,000. included in the above estimate of \$269,000. be considered a Stride Development cost and be repaid to the Water Utility when the Stride Development proceeds.
- 3) That the Water Utility absorb the estimated cost of \$20,000. included in the \$269,000. estimate for increasing the capacity of the tank from 1. million to 1.475 million gallons.
- 4) That approval be granted to proceed with construction plans for a tender call.

*advised  
12/1/70*

3. Re: Canadian Federation of Mayors and Municipalities

The 1970 membership fee due the above mentioned organization is \$1,899.00 calculated on the basis of 1.5¢ per capita for a population of 126,600.

Submitted for the approval of Council.

*advised  
12/1/70*

4. Re: Initiative Local Improvements -  
Ornamental Street Lighting

Submitted herewith is the report of the Municipal Treasurer prepared in accordance with Section 601 of the Municipal Act, referring to a proposed Ornamental Street Lighting Local Improvement under the Initiative plan in Stage 2B.

"Estimated cost of the work	\$ 7,000.
Estimated owners' share of the cost	\$ 3,635.
Estimated Corporation share of the cost	\$ 3,365.
Number of lights	10

*advised  
12/1/70*

(Continued----)

4. Re: Initiative Local Improvements -  
Ornamental Street Lighting ---continued---

Frontage Taxes per item (11) Local Improvement  
Charges by-law, amendment By-law 1968, By-law  
No. 5352:

*Rec'd.  
12/1/70*

Taxable frontage of each of 38 lots	66'
Annual levy per front foot for 10 years	\$ .197
Levy per property	\$ 13.
Electrification charge - annually	\$ 3.
Estimated lifetime of the works	20 years"

5. Re: Initiative Local Improvements -  
Ornamental Street Lighting

Submitted herewith is the report prepared by the Municipal Treasurer in  
accordance with Section 601 of the Municipal Act, referring to a proposed  
Ornamental Street Lighting Local Improvement under the Initiative plan on  
Monroe Avenue from Cariboo Road to Cascade Avenue.

"Estimated cost of the work	\$ 3,000.
Estimated owners' share of the cost	\$ 1,943.
Estimated Corporation share of the cost	\$ 1,057.
Number of lights	4

Frontage Taxes per item (11) Local Improvement  
Charges By-law, amendment By-law 1968, By-law  
No. 5352:

*Rec'd.  
12/1/70*

Taxable frontage of each of 21 lots	66'
Annual levy per front foot for 10 years	\$ .197
Annual levy per property	\$ 13.
Electrification charge - annually	\$ 3.
Estimated lifetime of the works	20 years"

6. Re: 1970 Assessment Roll

*Rec'd.  
12/1/70*

Submitted herewith is a Report by the Municipal Assessor respecting the 1970  
Assessment Roll.

7. Re: Local Court of Revision

*Adopted  
12/1/70*

It is recommended that Council sit as the Local Court of Revision in the  
Municipal Hall Committee Room on Friday, May 1st, 1970 at 10:00 a.m. to  
consider the Local Improvements Frontage Tax Assessment Roll and the Sewer  
Utility Assessment Roll.

8. Re: Subdivision Reference No. 129/63

The above mentioned subdivision reference refers to the subdivision of Block  
101, D.L. 132, Group 1, (McLean) located on the south side of Grant Street  
west of Sperling Avenue. See attached sketch.

(Continued----)

8. Re: Subdivision Reference No. 129/68 ---continued---

During consideration of a request from the owner that he be exempted from the requirement to deposit \$1,200.00 for the construction, including the paving, of a lane along the Easterly side of the subdivision Council decided to review the policy requiring the paving of lanes created by subdivisions and directed that a report be submitted together with a plan of the area outlining the future lane pattern. See sketch attached.

The approving Officer reports as follows:

"Usually in laying out new subdivisions for single family residential use, lanes are not considered necessary except in certain circumstances which are:

- a) whenever a secondary access is desirable viz. where properties front on a major road and access onto the properties from the major road is hazardous or restricted by the B. C. Department of Highways e.g. Canada Way and the Lougheed Highway.
- b) Wherever the emerging subdivision pattern has provided lanes and indicates the logical extension of the lanes to complete the intended pattern. This is the situation with respect to the McLean's subdivision. A copy of the intended lane pattern for this area is attached.
- c) Wherever B. C. Hydro power is provided from a pole system in a lane in a partially subdivided area it is logical to extend the lane and the pole system for any later development.
- d) Wherever natural features indicate a need for lanes, e.g.
  - i) where excessive surface water must be controlled;
  - ii) where access to the front of the lot from the road is precluded by a steep grade.
- e) Wherever a buffer is desirable between areas of different uses, e.g.
  - i) between residential and park/school uses;
  - ii) between single family and multiple family uses;
  - iii) between residential and commercial or industrial uses."

The following is the opinion of the Municipal Engineer.

"Further to the Clerk's memo of 5 November, 1969, we respectfully submit our views in argument for continuation of the policy of requiring paved lanes as a subdivision requirement.

Primarily, the policy was established and endorsed by Council on 14 September, 1964. The deliberations of the Policy Committee included all salient points of subdivision servicing including paved lanes, with the exception of the enclosure of watercourses.

In respect to the paving of lanes, the view prevailed that any reduction in this requirement was, in effect, subsidizing the profit of land developers and that the savings in servicing costs would not be passed on to the buyer. This point is exemplified in the McLean subdivision wherein the sale price of the parcel created would, in no way, be altered by the removal of lane construction to paved standard as a subdivider's responsibility. The cost then of lane development would in fact become either the taxpayer's responsibility wholly or in part with the buyer paying the difference on a Local Improvement basis. There has been no significant reason developed to cause the policy to be changed since 1964 and it is doubtful that valid reasons for doing so now can be documented.

(Continued----)

8. Re: Subdivision Reference No. 129/68 ---continued---

We are of the opinion based on observation that in all modern single family homes, the need for secondary access to the rear of properties is being dictated by the advent of the three car family, the camping trailer, the boat trailer and the very frequent need for homeowners to accept delivery of large or bulk items such as topsoil or building materials. The design of most modern homes denies or makes very difficult access from the front by occupying almost the full frontage of a lot while providing storage for only one or two cars in front. Rear yards in such circumstances become virtually useless to the functions for which they were originally designated. A most salient point is that the provision of lanes overcomes all problems (access, drainage) at considerably less cost than storm sewer requirements in easements generally occupying the same location."

The attention of Council is also directed to Report Item No. 6 of the Manager's Report No. 60-1969, September 29th, 1969 and Report Item No. 3, Report No. 67-1969, November 27th, 1969.

9. Re: Proposed Road Abandonment

Council authorized the Planning Director to work with the owners of property at the East end of Lake City Industrial Park in the preparation of a Comprehensive Development for a site containing approximately 70 acres..

As part of the development, it is necessary to abandon the portion of Sullivan Street which is shaded on the attached plan. This will allow the developer to consolidate the property to the West of the broken line and will allow the Corporation to create the park strip lying East of the broken line.

It is recommended that the portion of Sullivan Street be abandoned and that the Mayor and Clerk be authorized to sign any documents related to the closure.

10. Re: Villa Montecito (Lakewood Village)  
Phase 1 - 153 Units (RZ #143/66)

Submitted herewith is the report of the Planning Director dated January 9th, 1970 on the above subject.

11. Re: Rezoning Application No. 76/69

The above rezoning application refers to Parcel "B", Block 38, D.L. 159, Group 1, Reference Plan 15504, located at 5730 Marine Drive.

The application is to rezone the property from C2 to C4 and was advanced to a Public Hearing.

The Planning Director recommends the following prerequisites.

- a) Submission of a suitable plan of development.
- b) Submission of suitable evidence that waste water from the site can be adequately handled. Storm drainage facilities are not available to the site.

12. Re: Local Improvement Initiative-Street Lighting Program

Fifteen projects were initiated under this program and the Clerk has now submitted his Certificate of Sufficiency.

The Council is prevented from proceeding with Projects 13, 14 and 15 as a result of petitions against the work.

(Continued----)

*Move  
Re-affirm  
Pres. of Home  
Policy  
See Home  
Contract*

*Tablet  
1 week*

*Grant  
Sufficiency  
Permits*

*Approved  
12/11/70*

*Rec'd*

*McLean  
Author  
Tablet  
for  
Public Report*

12. Re: Local Improvement Initiative  
Street Lighting Program ---continued---

Construction bylaws are being prepared for the remainder of the program.

13. Re: Christian Science Practitioners

The Christian Science Committee on Publication for British Columbia submitted a letter to Council suggesting that Christian Science Practitioners should be exempt from paying a trades licence or business tax.

Council required the Solicitor's opinion as to whether a Christian Science Practitioner constitutes a business in a legal sense, and, if so, whether Council can exempt such a person from paying either a trades licence or a business tax.

The Solicitor states:

"On the facts such as I have, it seems to me that the dominant purpose of the Practitioner is not gain or profit, and it would be my ruling that he does not require a business licence.

Council also asks if it has authority to exempt a person from paying either a trades licence or a business tax. The answer is that Council does not have that power if the person is in fact carrying on a business within the Municipality.

I am unable to answer the final question, namely, whether or not the Practitioner's income was subject to income tax."

14. Re: Burnaby Parks and Recreation Commission Bylaw 1969

This Bylaw was on the agenda for the 22nd December, 1969 Council meeting for Third Reading.

Alderman Mercier raised a point that a suggestion he had made regarding the delegation by Council of its administrative powers in respect of parks and recreation matters had not been dealt with in a manner considered satisfactory. Sections 18 to 22 were those of concern. He suggested that perhaps Sections 19 to 22 should be deleted from the Bylaw and the matters covered by those Sections placed in a Schedule that could, if desired, be amended from time to time as Council deemed fit.

Council did not give Third Reading and directed that the Municipal Manager, the Parks Administrator and the Solicitor consider the suggestion.

The Parks and Recreation Commission has approved the following:

"Amend Section 18 to read as follows:

18. The Municipal Council does hereby delegate to the Commission, the powers of Council as set out on Schedule "A" as hereunto annexed.

Schedule "A" would be as follows:

SCHEDULE "A"

(1) The Municipal Council does hereby delegate to the Commission all of the administrative powers of the Municipal Council relating to parks and parks property.

(Continued----)

*Not a business  
12/1/70*

*delete #14*

*Refer to Council  
change of the Bill*

14. Re: Burnaby Parks and Recreation Commission Bylaw 1969  
---continued---

- (2) Such administrative authority shall include authority to authorize expenditures, authority to select consultants and contractors, and authority to incur liabilities, for the purposes of carrying out its duties as set forth in this By-law, within the amounts included therefor in the annual budget of the Municipality.
- (3) The Commission shall have the custody, care and management of all parks and parks property and shall have power to develop, maintain and operate the same.
- (4) The Commission shall enforce all By-laws of the Municipal Council respecting such parks and parks property.
- (5) The Municipal Council does hereby authorize and empower the Commission:
  - (a) to organize and conduct a recreation programme in accordance with rules or regulations prescribed by the Council of Public Instruction;
  - (b) to conduct part or parts of the recreation programme outside the Municipality, but within that specified area shown on the map hereunto annexed, designated for the purpose of this By-law as the Lower Mainland Region.
- (6) All requests for grants and financial assistance to athletic and recreational bodies shall be directed to the Parks and Recreation Commission. It shall examine all such requests and recommend appropriate action to the Municipal Council.

The remainder of the By-law would be unchanged from the draft submitted to Council."

Your Municipal Manager is not too much concerned with the format of the Bylaw, that is, whether certain items are shown separately or listed on a Schedule. The matter of concern is whether or not listing certain items in a Schedule gives any impression to a member of Council that this in effect affects the procedures necessary to amend any of the items.

The Schedule would be as much a part of the Bylaw as would separate items and an amending Bylaw would be required in order to change any item.

No Municipal Corporation can legislate by Regulation - only by Bylaw.

Since the Commission has approved of the suggested format your Municipal Manager is of the opinion that the Bylaw should reflect its wishes.

The Municipal Solicitor concurs.

15. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$49,384.90.

It is recommended that the estimates be approved as submitted.

16. Re: Building Department

Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period December 3 to December 31, 1969.

(Continued----)

*adoption  
1/17/70*

*Review*



17. Re: Fire Department

*Rec'd*  
Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the months of November and December.

18. Re: Medical Health

*Rec'd*  
Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of November.

Respectfully submitted,

*H. W. Balfour*  
H. W. Balfour,  
MUNICIPAL MANAGER.

HWB:bp

Attachments

MANAGER.

REPORT NO. 1, 1970 (Supplementary)  
MUNICIPAL MANAGER  
January 12, 1970

- Staff Report Submitted 1/20/70*
19. Re: Rezoning Reference No. 34/69.  
Lots 13, 14 & 15, S.D. 18, Blocks 1 & 3, D.L. 95N, Plan 1880.  
Lot 18, S.D. 17, Blocks 1 & 3, D.L. 95N, Plan 1414.

Council advanced the above mentioned rezoning to a Public Hearing and requested the Planning Director to report in connection with prerequisites. The property is located on the North side of Balmoral Street, West of Salisbury Avenue.

The following prerequisites are recommended:

- (a) Consolidation of the four lots into one site.
- (b) Submission of a suitable plan of development.
- (c) Submission of an undertaking to remove the existing structure within six months of rezoning.
- (d) Deposit of monies to cover the cost of paving the flanking lane at the East end of the site.
- (e) Deposit of monies to cover half the cost of paving the lane at the rear of the site.  
(The balance of the costs will come from R.Z. #52/69 which is currently being considered on the opposite side of the lane).

20. Re: Rezoning Reference No. 52/69.  
(i) Lots 6, 7, 8 and 9, R.S.D. "A", S.D. 19 & 20, Blocks 1 & 3, D.L. 95N, Plan 1264  
(ii) Lots 10 & 11, Block "A", D.L. 95, Plan 1264.  
(iii) Lot 17, S.D. 17, Blocks 1 & 3, D.L. 95, Plan 1414.  
(iv) Lots "A" and "D", R.S.D. 16 & 18, S.D. 18, Blocks 1 & 3, D.L. 95N, Plan 12331.  
(v) Lot "B", S.D. 16 & 18, Block 18, D.L. 95, Plan 12331.  
(vi) Lot "C", S.D. 16 & 17, Block 18, D.L. 95, Plan 12331.

Council advanced the above mentioned rezoning to a Public Hearing and requested the Planning Director to report in connection with prerequisites. The property is located on the South side of Elwell Street, West of Salisbury Avenue.

The following prerequisites are recommended:

- (a) Consolidation of the eleven lots into two equal sites.
- (b) Submission of a suitable plan of development.
- (c) Submission of an undertaking to remove the existing structures within six months of rezoning.
- (d) Deposit of monies to cover the cost of paving the flanking lane at the East end of the site.
- (e) Deposit of monies to cover half the cost of paving the lane contiguous to Rezoning Reference #34/69, and deposit of the full cost for the lane paving West of this point.
- (f) Deposit of monies to cover the cost of providing storm drainage facilities to the westerly site.

Continued --

REPORT NO. 1, 1970 (Supplementary)  
MUNICIPAL MANAGER  
January 12, 1970

21. Re: Tenders for Two Automobiles.

In 1967 Council decided to supply Corporation-owned cars for the Mayor and the Municipal Manager after rejecting the lease tenders called. The three tender prices for a car for the Mayor at that time were \$180.60 per month, \$152.25 per month, and \$145.69 per month.

The Municipal Treasurer prepared a comparative cost statement based on a two-year trade-in and Council decided to own these two cars.

A sum of \$7,500 was included in the 1969 Budget, including trade-in value, to allow for replacement.

Tenders were called and a tabulation of the bids received is submitted herewith.

All tenders were examined by the Master Mechanic of the Burnaby Fire Department.

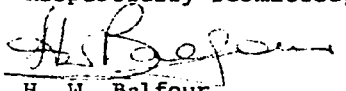
Under Specification "A", the low bid by Fogg Motors Ltd. offering a Ford L.T.D. does not meet specifications. If this bid were allowed to be considered, another call should be made as it would open up an entire new category of car for bidding.

The Marquis Brougham is the only "top-of-the-line" model tendered. For this reason and because of an anticipated higher resale value, it is recommended.

It is recommended that:

- (a) The bid of George Black Motors to supply one Marquis Brougham for the sum of \$2,381.63, including all taxes, licence, and registration, be accepted.
- (b) The low bid by Brentwood Dodge Ltd. offering a Dodge Coronet 440 for the sum of \$1,376.20, including all taxes, licence, and registration, be accepted.

Respectfully submitted,



H. W. Balfour  
MUNICIPAL MANAGER

HB:mc