

17. Re: Letter dated February 4, 1974 from J.A. Meder
Wolstencroft Agencies Ltd., 344 Columbia Street, New Westminster
Billing for Garbage Collection

Appearing on the Agenda for the February 18, 1974 meeting of Council is a letter from J.A. Meder regarding a billing for garbage collection at 7421-7435 - 13th Avenue in Burnaby. Following is a report from the Engineer regarding this matter.

The Engineer suggests in his report that a study be conducted to determine the effects of a policy under which the Municipality would provide garbage pick-up services to strata title developments in much the same manner as such services are now rendered to households. The need for such a study is required because of the considerable amount of strata title development that has and will continue to take place in Burnaby, and also, because any liberalization of garbage disposal services would have a significant impact on manpower, equipment and overall costs.

It is anticipated that the comprehensive study on charges for disposal services to strata title developments, which is referred to in the Engineer's report, will be submitted to Council for consideration within three months.

RECOMMENDATIONS:

THAT no change be made in the policy at present but that a thorough study of garbage disposal services and related charges to strata title premises be conducted by the Engineer and Treasurer; and

THAT this request be reviewed after the conclusion of and presentation of the study.

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TO: MUNICIPAL MANAGER

FEBRUARY 13, 1974

FROM: MUNICIPAL ENGINEER

RE: GARBAGE COLLECTION - 7421 - 7435 13TH AVENUE.

We have considered the letter addressed to the Mayor and Council by Wolstencroft Agencies Limited dated February 4, 1974 on the above subject and received by this Department on February 11, 1974. We regret that the lack of time available to us before Council meeting on February 18, 1974 does not permit a thorough consideration of the underlying policy which has resulted in this charge being made.

Basically it is established policy that all strata-title condominium type developments in the Municipality are charged where actual garbage disposal by municipal forces is requested and provided; the amount of the charge being the actual cost of the pick-up operation. It must be recognized that it is not the general practice for the Municipality to provide this service as most developments of this type, together with most commercial developments make their own arrangements for garbage disposal by private contractors; however where these establishments request the Municipality to provide this service, it is provided at cost.

The subject property was originally a commercial establishment operating as an Auto Court. Within the past year the property was converted into a strata-title condominium development where each of the original semi-detached motel units have become individually owned. For some years past, when this property was singly owned and operated as an Auto Court, the owner at that time requested that the Municipality pick-up the garbage and the owner was billed for this service. The practice established at this time has carried over into the present and the billing for the garbage pick-up has been submitted to the current property owners, on record as being J. Crowe Construction.

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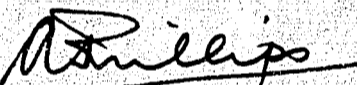
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The evaluation of this single situation cannot be made without careful consideration of the relative situation in which all such "conversions" are placed. This leads into the entire aspect of garbage collection from strata-title properties, bearing in mind that such properties vary from the relatively simply divided layout of the subject property, to multi-storey (apartment type) properties. Some of which contribute considerably toward disposal of garbage by the operation of internal incinerators.

We recommend that a decision on this charge be deferred pending a thorough study of garbage disposal services and related charges to strata-title developments and report is prepared by the Administration and presented to Council.


MUNICIPAL ENGINEER

AP: pkm