

ITEM	28
MANAGER'S REPORT NO.	37
COUNCIL MEETING	May 24/77

In his letter, Mr. Turner has outlined some of the financial difficulties he is experiencing in the operation of his apartment building. Two further items not mentioned are that his realty taxes will rise in 1977 by \$883.47 and that he is under order by the Fire Prevention Bureau to upgrade heat and smoke detectors and emergency lighting, an order that he has appealed to the Provincial Fire Marshall, as is his right under the Fire Marshall's Act. 189

This is mentioned because we have received complaints from several apartment owners that our action in increasing water and sewer rates immediately follows an order from our Fire Prevention Bureau that their buildings be brought up to code and their compliance with same at an expense of many thousands of dollars.

In the period following June 1976, our Fire Prevention Bureau has inspected approximately 600 apartment buildings and, under authority of the Fire Marshall's Act, has issued 385 orders to have buildings conform with the 1975 National Building Code in the matter of fire doors, emergency lighting, and heat detectors and/or smoke detectors, as the case may be. Compliance has been good. Some have appealed to the Provincial Fire Marshall.

This program assures the occupants of these older buildings that they are being provided with a standard of fire safety well within the parameters of Provincial legislation.

Ordinarily, notice of changes in fees and rates is made only on the official bill forms. However, in this instance, because a meter bill is being discontinued effective 1 May and flat rates are being placed on tax bills, a letter went forward to the owners of 430 commercially operated apartment buildings and the individual owners of 57 strata apartment buildings or townhouse complexes to explain the situation.

Eleven telephone enquiries and five letters have been received. Some complain of the percentage increase as it affects them; others, the Corporation's lack of restraint in the increasing of rates; others, the Fire Marshall orders referred to above; and, in one instance, the large number of variances experienced. A statement listing the enquiries is attached.

The new system has caused rate increases for the majority of owners. It brings them more proportionately in line with single family residences. All single family residences are assessed at one common rate for water and another for sewers, despite the great variances in actual consumption of water and the use of sewer services.

All duplexes are charged common rates. Now all apartment buildings, except those in commercial buildings, are being charged common rates. By this time next year, many commercial buildings and apartments in commercial buildings will be on flat rates also.

This, of course, will adversely affect those who use very little water and who have benefited by metered rates.

There seems to be no question that Mr. Turner and the others who have telephoned or written are adversely affected, but there is no way in which relief can be given to them separately. The only relief that can be given is to reduce the water and sewer rates for general application to this class of user, and this we cannot recommend.

#### RECOMMENDATIONS

1. THAT Council affirm its decision in this matter; and
2. THAT a copy of this report be forwarded to Mr. Ronald L. Turner.

*B. M. J.*  
MUNICIPAL TREASURER

PM:gw  
Attach.

THE CORPORATION OF THE DISTRICT OF BURNABY

ENQUIRIES	PROPERTY	NO. OF APTS.	Gross Charges			Charge per apartment		
			1976 \$	1977 \$	1978 \$	1976 \$	1977 \$	1978 \$
T Viroedmal Holdings Ltd.	7040 Arcola St.	48	1,904.26	2,248.82	2,498.00	39.67	46.85	52.04
T Mr. Soon	6535 Burlington	8	278.38	398.44	458.00	34.80	49.80	57.25
T H. Lowe	6661 Marlborough	8	296.25	412.25	458.00	37.04	51.52	57.25
T H.E. Sigurdson	5842 Barker	11	283.40	473.73	611.00	25.77	43.07	55.55
T Mr. Bonas	6789 Marlborough	8	247.58	388.41	458.00	30.95	48.55	57.25
L J. & L. Mandziak	4250 Maywood	18	446.86	801.49	968.00	24.92	44.53	53.73
T O. Laukkanen	4390 Grange	205	4,013.60	7,742.49	10,505.00	19.57	37.76	51.24
T Rudolph Martin	7111 Linden	60	1,533.32	2,646.46	3,110.00	25.55	44.10	51.83
T S. & P. Guizzo	5220 Capitol Dr.	30	894.72	1,421.84	1,580.00	29.83	47.39	52.67
T R.K. Chu	4368 Hazel	5	138.99	243.18	305.00	27.80	48.64	61.00
L A.S. Mulez	3872 Sunset	9	296.77	420.75	509.00	32.98	46.75	56.56
T C. Jubere	3846 Sunset	14	357.04	589.26	764.00	25.50	42.08	54.57
L J.G. Powers	3953 Smith	60	2,279.94	2,368.93	3,110.00	38.11	39.48	51.83
T E.C. Johnson	7180 Linden	35	1,016.55	1,553.00	1,835.00	29.04	44.37	52.43 Strata
L Ronald L. Turner	7177-9 Linden	20	535.15	877.19	1,070.00	26.76	43.86	53.50
L Dominion Strata	Gannymede Dr.	190	6,231.27	9,174.55	9,740.00	32.80	46.31	51.26 Strata
Management Services	Garden Grove Dr.	40	1,864.01	1,949.72	2,090.00	48.15	48.74	52.25 Strata

T - Telephone  
L - Letter

190

ITEM  
MANAGER'S REPORT NO.  
COUNCIL MEETING MAY 24/77