

JANUARY 7, 1964

An Adjourned Meeting of the Municipal Council was held in the Council Committee Room, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby, on Tuesday evening, January 7, 1964 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;  
Councillors Edwards, Blair,  
MacSorley, Cafferky, Dailly,  
Wells and Hicks

ABSENT: Councillor Herd

His Worship, the Reeve reported to the Council that former Councillor Drummond's father had passed away and recommended that a suitable floral tribute be sent to the funeral from the Municipal Council.

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR CAFFERKY:  
"That the recommendation of the Reeve be adopted."

CARRIED UNANIMOUSLY

RE: BURNABY ARENA

His Worship, the Reeve reviewed the circumstances under which a tender call had been authorized by the Council for the new Burnaby Arena at Sperling Avenue and Laurel Street and advised that subsequently a request had come from the Manager that re-consideration of the tender call might be necessary as certain contractors had expressed the view that insufficient time had been allowed in the tender call for bids to be submitted and it was suggested that it may be preferable that the tender call be cancelled.

A meeting was consequently called at which the Architects, the Manager, the Superintendent of Parks, the Reeve and the Chief Building Inspector had attended, when a general discussion was held on the tender call situation and the general siting of the arena. After discussion it was determined that the building should be reversed so that the entrance would face the Swimming Pool building. This was considered preferable by the Architects to ensure a progression of architecture between the two buildings and possibly other buildings to be located in the area.

The Reeve reported it was then necessary to make a decision on the tender cancellation to ensure that there would be no interruption with the contract and it was decided that the former tender call should be cancelled and that the entire situation should be reported to the Council at this meeting.

The involvements in reversing the Arena building were questioned particularly whether there would be any major complications result,

The Architects who were present at the meeting suggested that

originally it was anticipated the building would be planned and erected in the reversed position - with the main entrance facing the Swimming Pool. The plans as they exist, however, show the building facing the opposite direction and it would now be necessary to reverse the site plans, which would not be a difficult task, however a further week's time would be lost implementing the changes. A change would be necessary in the location of the main transformer room, otherwise the plan would remain basically the same. It was felt the building would be more compatible with the Swimming Pool and the access road between the two buildings would serve as an entrance to either building. Parking facilities would be provided on the east and north sides of the Arena and would also tie in with the Swimming Pool parking area. The "Zamboni" ice resurfacing machine would be stored near the service entrance from Kensington Avenue and would have to be moved from the entrance space whenever Auto or Boat shows were held in the Arena to allow access to and from the building.

The point of whether reversal of the building would give a continuation of the style initiated by the Swimming Pool was raised and fears were expressed that the Arena style differing considerably from the style of the Swimming Pool would not fit in with future buildings in the area. The suggestion of a flat roof rather than an arched roof was made.

The Architects submitted that the flat roof would result in the outer walls being raised considerably and would mean that the foundation grade would be lowered. It was felt, from an Architectural point of view, this would be less compatible with the Swimming Pool than the present plan. The interior of the building would suffer in that the flat roof would mean a system of trussing would be needed to support the roof on the inside whereas the arched roof was an open style without the need for trussing. The present plans would have to be abandoned if the flat roof plan were adopted.

The Reeve asked the Manager to comment on what was necessary for adoption if the building plan were reversed as proposed.

The Manager replied:

- (1) That the site grades as set should be accepted and the site be levelled accordingly.
- (2) Sufficiency of the cut and fill on the site had been examined and on Kensington and Laurel Avenue road allowances and would balance on site and on the road allowances. It was anticipated this would cut down costs of grading on the site and on the streets.
- (3) The tender call would set an alternative that the grades be obtained on the streets as well as the site.
- (4) Preliminary discussions had been obtained from Mr. Andrews of N. D. Lea & Associates, Soil Consultants, concerning the possibility of a soil study on the north part of the north parking land lot and the adjoining road allowance. The Engineer would provide specifications for the cut and fill on the road allowances.

- (5) The parking lot east of Sperling Avenue should be treated as a separate project. Burnaby could get rid of a good deal of spoil from various jobs throughout the community as it became available. Supplies of hog fuel could also be imported to reclaim the peat conditions on this area.

Mr. Jones, Chief Building Inspector, was asked to comment on the proposed reversal of the Arena building.

The opinion was expressed by Mr. Jones that the reversal would improve the overall project basically. A better opportunity would exist to tie the building in with the Swimming Pool.

A point concerning levels of the foundation was raised and it was suggested that if the level were to go to 156 rather than 162, additional fill would be available for the parking lot on the east side of Sperling Avenue.

The Engineer submitted that there would be fill available as suggested by the Manager over a period of time to supply the fill requirements of this area. If a further cut of six feet were made for the Arena building only for the purpose of filling the east Sperling parking lot, such a cut would not be economically practical. Settlement of the fill would have to take place and this is a long term process and is just as well handled by the progressive import of material. Costs of the main excavation for the Arena would increase appreciably and there would be a possibility of a drainage problem. Furthermore, such a lowering of the grades would mean a major change in building plans.

It was suggested that there would be little delay in reversing the building as the excavation contract could be let immediately and changes in building plans could continue in the interim. If the reversal was acceptable without major change to the plans the Architects could insert an advertisement for tender calls on the 17th of January with tenders to be returnable by the 5th of February.

Information was asked on what the effect would be on the Winter Works allowances by the delay suggested through the reversal of the building plans. The Manager submitted that benefits under Winter Works programme would cease on the 30th of April. If the clearing contract goes on immediately the eligibility for Winter Works would be immediate and the other part of the project would lose about two weeks of Winter Works benefits, amounting to approximately three or four thousand dollars. If the whole Winter Works season were available the saving would be one-fifth of \$75,000.00 or \$15,000.00.

The Manager recommended that the project should not await a full Winter Works season and should proceed at this time and get as much Winter Works benefit as is possible.

The Chief Building Inspector further submitted that in his opinion the Arena should be set back further from Kensington Avenue than presently proposed. The Architects' plan shows a 57 foot setback as opposed to 75 feet between the walls of the Arena and the Swimming Pool. The arches of the Arena would be closer still to Kensington Avenue. The Chief Building Inspector suggested that compatibility of design as between the two buildings as presently proposed, could be

achieved in a way other than the present physical compatibility by landscaping and by other similar means.

It was felt that the building would be viewed with better perspective with a greater setback from Kensington Avenue being the main access road to the complex.

The Architect submitted that the arches of the building rise out of the ground and the grade from the road was established so that the ground and the base of the building were at eye level. It was felt that the difference in setback of the building from the road would make little difference to the aesthetics of the building. Location could not be established too far back otherwise grade problems would occur.

It was suggested that if the building could be set back further a greater opportunity would be afforded for landscaping treatment along the Kensington side of the building.

The Architect submitted that there would be no problem in setting the building back approximately another 25 feet to tie in with the inside wall of the Swimming Pool taken from the north projection of the Pool building.

The Chief Building Inspector further suggested that the service entrance along the Kensington side of the building might be reversed to the opposite side to allow an uninterrupted elevation from Kensington Avenue. No problem should result from this. The "Zamboni" ice cleaning machine could be located on either side without difficulty and one advantage would be the availability of the east side parking area for temporary storage of boats and cars during preparation of automobile and boat shows in the building.

The Architect agreed that there would be no problem, however, it would take approximately one further week to have the necessary drafting changes made in the plan.

A further comment was made on a point advanced at an earlier meeting that the placing of the Arena with the entrance facing north would tie in more easily with a suggested possible future skating rink on the north parking lot area. It was submitted that this suggestion should be considered before any final decisions are made. The feeling was expressed that if a second rink was to be considered in the future, the location should be in another part of the Municipality. In this connection the Architect suggested that if Sperling Avenue were to be closed eventually it would be possible to erect another building on land immediately to the east of the presently proposed Arena as the ice-making machinery would be on the east side and would tie in very nicely with another building in that location.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR CAFFERKY:  
"That the proposed reversal of the Arena plans as outlined by the Architects be approved subject to full consideration being given to as adequate a setback as possible from Kensington Avenue and further, that the service entrance where the Zamboni ice resurfacing machine is located be transferred from the west side of the building to the east side."

CARRIED UNANIMOUSLY

It was inherent in the Motion that the Architect would provide for the necessary readjustment at the front of the building in the reversed position to the landscaping and entrances to provide for the physical connection of the Swimming Pool and Arena building resulting from the increased setback line of the Arena. It was also inherent in the Motion that the plans call for landscaping along the Kensington side of the Arena in the broader setback area.

Further discussion ensued on the engagement of N. D. Lea & Associates for the purpose of a soil survey of the land forming the north portion of the north parking area and the second parking area east of Sperling Avenue and it was felt that these studies should be undertaken. Estimates had been obtained on:

- (a) North parking area - \$ 700.00
- (b) East Sperling parking area - \$ 1,500.00

During this discussion it was suggested that the survey might be broadened to include a study of soil conditions for the land which comprizes the right-of-way of the extended Sprott Street road allowance from Sperling Avenue towards Still Creek. It was submitted that a road link between Sperling Avenue and Government Road via this right-of-way was desirable to give easier access to the Freeway for the industries located in the Government Road area.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:  
"That the Engineer, through the Manager, bring down a report on the desirability of a study and separate quotation on the extension of Sprott Street toward Still Creek and the Government Road area."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MacSORLEY, SECONDED BY COUNCILLOR BLAIR:  
"That the necessary soil survey studies be ordered from N. D. Lea & Associates to determine ground conditions for the north Arena parking site and the parking lot east of Sperling Avenue at a total cost of \$2,200.00."

CARRIED UNANIMOUSLY

In dealing with the suggestion that the parking lot soil survey be extended to include the road allowance of Sprott Street, it was further suggested that a further broadening of the study might be considered to include the sports fields to be constructed by the Parks and Recreation Commission under the Capital Parks Development By-law. In this connection a query was raised as to the necessity for such a survey in view of the report of the Foundation Engineering Corporation of Canada recently on a soil study undertaken on peat conditions in the area generally.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR EDWARDS:  
"That Messrs. N. D. Lea & Associates be invited to attend the next Policy Committee meeting on Monday, January 13th, at 3:00 p.m. to discuss the necessity of further soil studies beyond the east Sperling parking lot."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR EDWARDS:  
"That the Manager be authorized to place a tender call immediately for the excavation phase for the Arena and adjoining road allowances and that the bids be called on a unit price basis."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MacSORLEY, SECONDED BY COUNCILLOR CAFFERKY:  
"That the actions of His Worship the Reeve in withdrawing the original tender calls be ratified."

CARRIED UNANIMOUSLY

COUNCILLOR DAILLY LEFT THE MEETING AT 9:00 P.M.

MUNICIPAL MANAGER -- REPORT NO. 1, 1964

Report No. 1, 1964 of the Municipal Manager, attached to and forming part of these Minutes, was dealt with as follows:

(1) Municipal Development and Loan Act (Canada).

The Municipal Manager recommended that the Council authorize the Manager or the Municipal Clerk to make a preliminary application to Central Mortgage and Housing Corporation through the Department of Municipal Affairs supported by the necessary documents contributory to the application for the sum of \$2,400,000.00 of Municipal Development and Loan Act funds.

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR BLAIR:  
"That the Municipal Manager be authorized to present the necessary application for \$2,400,000.00 Municipal Development and Loan Act funds, as recommended."

CARRIED UNANIMOUSLY

(2) Consulting Engineering Services re Major Sanitary Sewer Design.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR MacSORLEY:  
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

A Special Report entitled: "Burnaby Fire-Fighters Association" dated January 7, 1964 dealing with negotiations with the said

Association and a recommended settlement (attached to and forming part of these Minutes) was then considered.

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR MacSORLEY:  
"That the recommendations of the Negotiating Team be adopted."


CARRIED  
COUNCILLOR CAFFERKY -  
OPPOSED

His Worship the Reeve reported that a retirement dinner was being arranged for Mr. H. S. Jeboult, Purchasing Agent, who is retiring on the 31st of January to be held at the Centennial Pavilion on January 22nd at 6:30 p.m. and the Members of the Council were invited to attend. (Tickets - \$5.00 each).

The meeting adjourned at 9:45 p.m.

Confirmed:

Certified Correct:

  
REEVE

  
CLERK