

8 September 1967.

REPORT NO. 57, 1967.

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

Gentlemen:

Your Manager reports as follows:

Re: Loughheed Mall Shopping Centre.

An agreement was concluded between Loughheed Shopping Centre Ltd. and the Municipality on 1st October 1965. This agreement was the culmination of months of negotiation starting 10th December 1964.

The purpose of the Agreement was to provide for the conditions agreed to which were prerequisites to the decision of Council to rezone approximately 30 acres of property on North Road for major shopping centre purposes.

Great care was exercised in arriving at a decision that this site is a proper one for a major shopping centre because of the impact of such a decision on plans of the Corporation for the North-East Burnaby Area and the radical changes in outlook which would be required if this site became a major shopping centre. For this reason it was imperative that the Shopping Centre develop as a major shopping centre supported by at least one prestige department store.

The developers had been in negotiations with The Bay and Council deferred any final rezoning action until The Bay indicated by telegram that it would be in the proposed new centre with a store of minimum floor space of 120,000 square feet. On this assurance Council proceeded to rezone and a formal legal agreement was to be entered into with the developers concerning the conditions pertaining to the rezoning and the proposed centre.

Covenant No. 1 in the Agreement reads:

"That the Centre shall lease to the Hudson's Bay Company, in a building to be built on the land, premises comprising a minimum floor area of 120,000 square feet."

In due course the developers completed the necessary property acquisitions, the site was consolidated, and road dedications agreed to were effected. A great deal of work was done on the site in the form of site preparation but due to withdrawal of financing no start has been made on the buildings. Your officials have been in constant touch with the principals of the development company and have been assured at all times that new financing arrangements were almost to the point of completion and that construction would soon be proceeding. Rumours that The Bay had withdrawn from the project were at all times denied.

Tuesday, 29 August 1967, the principals of Loughheed Shopping Centre Ltd. waited upon His Worship, the Reeve, and informed him that indeed The Bay had withdrawn from the project on 21st June 1967. There is no communication between the Loughheed Shopping Centre Ltd. and the Corporation confirming the above meeting with the Reeve.

Rupert's Land Trading Co., which handles property transactions for the Hudson's Bay Company, was then contacted by telephone in Winnipeg and Mr. J.G.W. McIntyre, President, kindly consented to come to Burnaby with Mr. J. Sherbut, Property Manager for the Company. A meeting was held in the Reeve's Office at 10 a.m., Wednesday, 6th September, 1967.

At the above meeting it was confirmed by Mr. McIntyre that The Bay had irrevocably terminated its Agreement to Lease with Loughheed Mall Shopping Centre Ltd. Several reasons were given for this action, which are a matter between Rupert's Land Trading Company and the Loughheed Mall Shopping Centre Ltd. and it would be neither proper nor fair to express any opinion regarding them. The important thing to the Reeve and your Municipal Manager was that the decision is apparently irrevocable, and

(.....)

(Item 1....re Lougheed Mall....continued)

of course, was taken only after careful consideration.

It was pointed out to Mr. McIntyre that the inclusion of The Bay in the original proposed Shopping Centre had been a most important factor in the decision of Council to rezone the site and to enter into the Agreement with Lougheed Shopping Centre Ltd. The discussion was rather lengthy and it was impressed upon Mr. McIntyre that the decision to locate a major shopping centre on North Road had triggered many changes in the land use pattern and road pattern in this section of the Municipality which had reached a point of no return, and that it is imperative that a major shopping centre go on this site. Any other land use of the site would be unthinkable.

Mr. McIntyre acknowledged the involvement of his company in the original negotiations culminating in the decision of Council to rezone. He also appeared fully sympathetic with the position this Municipality is now placed in as a result of the failure of the project to proceed.

The main redeeming feature is that the factors pertaining to the suitability of the site for a major shopping centre site are still very applicable, and that indeed The Bay would very much like to have its first shopping centre store located in this area, subject naturally to the criteria established by the Company being met.

As a result of the meeting with Mr. McIntyre the Reeve and Your Municipal Manager felt somewhat relieved for two main reasons:

1. The site is confirmed as being an attractive one for a major shopping centre.
2. The expressed continued interest of The Bay in a shopping centre store in this area.

The matter is still an active one with The Bay and Mr. McIntyre stated that some time would be required and it might be six to eight weeks before he is in a position to advise the Municipality of any proposal of the Company for the future.

It is recommended that no action be taken whatsoever with regard to this shopping centre site pending advice from Rupert's Land Trading Company of any explorations they may have made.

2. Re: Oil Pollution - Burnaby Lake.

The Greater Vancouver Sewerage and Drainage District advises that the task of removing oil from Burnaby Lake has been completed.

The following methods were used:

- (1) Collection and removal of oil from the four floating barriers placed.
- (2) Portable pumps, from land and boats, skimming pockets of oil and discharging the oil to safe places.
- (3) A controlled application of chemicals applied from boats by the use of hand sprays.
- (4) Use of a helicopter in the application of a chemical within the lily pad areas of the Lake. The chemical used is known as Basic H.
- (5) Control of the Lake levels by manipulation of the Brunette Dam.

It should be noted that the Medical Health Officer states that the use of chemicals in the control of oil is becoming quite common throughout the world and should not be viewed with concern.

(.....?)

Item 2...re Burnaby Lake....continued)

Costs involved in this episode are being collected and a bill sent to the party deemed responsible. Known costs to date are about \$3,000.00.

The Burnaby Health Department has conducted a survey of all industry adjacent to Still Creek for the purpose of determining possible sources of contamination of Still Creek and Burnaby Lake. This task has been difficult and time-consuming as potential contamination can originate some distance from the Creek proper, yet, by a system of open or piped storm drainage, a polluting or contaminating substance could be discharged, usually by error, which would find its way to the Creek.

Five firms were found to be potential sources of contamination and these have all been advised of the situation and have corrected their drainage systems accordingly.

Areas

such as Eagle Creek and the Lake City Industrial area are under investigation and this will be extended to the entire municipality when the areas tributary to the Central Valley drainage basin have been completed.

It would not appear necessary to enact any further legislation as those existing Regulations have sufficient authority to prohibit stream, lake, or water course pollution within this Municipality. Such authority is contained in:

- (1) Migratory Birds Convention Act of the Federal Government.
- (2) Provincial Government Sanitary Regulations.
- (3) Burnaby's By-law #509, being Burnaby Health By-law.

It is the matter of policing and enforcement which is most difficult, particularly when violations are not likely to be deliberate, but rather as the result of an error.

3 Re: Financial Information - Regional Hospital District.

In accordance with Council's instructions of 31st July 1967 the following financial information is provided. This information was requested by the Acting Secretary of the Regional District and Council directed it first be submitted to Council:

Letters Patent
Section 10

- (a) Debentures issued for the purpose of financing hospital projects
- | | |
|------------------------------------|---------------------------|
| Outstanding as at 31 December 1967 | |
| By-law 3519/3769 | \$ 337,000. U. S. Dollars |
| By-law 3885/3963 | \$ 156,000. Can. Dollars |

Accrued interest as at 31 December 1967

By-law 3519/3769 from 2 September	
@ 4%	\$ 4,431.78 U.S. Dollars
By-law 3885/3963 from 2 July	
@ 5%	3,889.32 Can. Dollars

- (b) Monies provided on or before 31 December 1967 from funds other than money obtained from the sale of debentures
- | | |
|----------------------|--------------|
| Year of disbursement | |
| 1951 | \$ 48,504.92 |

As at 20th August 1967 there was the sum of \$61,751.12 remaining in By-law 3885/3963.

• Re: Fire Prevention By-law.

It is proposed that the National Fire Code of Canada, with appropriate amendments to conform with authority available in B. C. and to conform with the B. C. Fire Marshal's Act, be adopted as the Burnaby Fire Prevention By-law to replace the existing Fire
(.....)

(Item 4...re Fire Prevention By-law....continued)

Prevention By-law which is now inadequate.

The National Fire Code is a publication of the National Research Council and is designed for adoption by Municipalities as a Fire Prevention By-law. In this respect it is similar to the National Building Code, and in fact, the two Codes are complementary.

Fire Chief Auvache and his assistants have devoted a great deal of time, together with Mr. Reed of the Legal Department in preparing the requisite amendments and the Administrative section of the proposed new By-law.

Your Municipal Manager is faced with a problem in the presentation of the subject to Council. Most of the material is of a highly technical nature and the amendments of this type mean little except with a comparison of the provisions contained in the Code and an explanation of the purpose. This is almost an impossible problem which would involve study of the National Fire Code together with reams of amendments, mostly of a quite minor nature.

It is recommended that the subject be introduced to the Policy Committee by way of a verbal presentation to the next Policy Committee meeting. Mr. Reed, Fire Chief Auvache and his technicians would be present to take part in this presentation.

Further action as to the type of written material which the Committee might desire can best be determined after the verbal presentation.

5. Re: Engineer's Department - Equipment Purchases.

Sealed tenders were invited for:

- One - Heavy Duty Motor Grader.
- One - Track Type Loader.

The tenders were opened by the Purchasing Agent in the presence of Mr. E. E. Olson, Mr. R. J. Constable, and representatives of the firms tendering.

Tabulations of the bids received are submitted herewith.

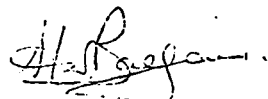
All bids were examined by the Engineering Department for conformance to specifications.

It is recommended that:

- (a) The Bid #4 from Rendell Tractor and Equipment Co. Ltd. of \$18,021.00 plus Provincial 5% Tax be accepted for One - Allis-Chalmers M100B Grader be accepted. This was the low bid.
- (b) Bid #2 from Rendell Tractor and Equipment Co. Ltd. of \$31,300.00 plus Provincial 5% Tax be accepted for One Allis-Chalmers H.D. 12G Track Type Loader be accepted. This was the low bid.

6. Submitted herewith for your information is the report of the Medical Health Officer covering the operations of his Department for the month of July, 1967.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

ED:eb

Re: Sale of Lots 191, 192, 193,
 194, 195, 196, of D. I. 91/86. Plan 29557.

The subject properties were advertised for sale by public tender in the Vancouver Sun on August 18th and 19th. Tenders were receivable up to 5 p.m. 7 September 1967.

A total of 9 bids were received for the purchase of these properties. These bids were opened on Friday, 8th September, by the Deputy Treasurer and the Land Agent.

The following is tabulation of the bids received:

		Amount	%
(1) Cosmo Pupo, 3420 Normandy Drive, Vancouver 12, B. C.	Lot 192	\$ 4,500.	\$ 225.
(2) Southern Slope Holdings Ltd. 2695 Granville Street, Vancouver 9, B. C.	Lot 191	10,658.)	
	Lot 192	10,658. (
	Lot 193	10,385.)	
	Lot 194	10,385. (3,222.
	Lot 195	11,153.)	not cer-
	Lot 196	11,156. (tified.
(3) Kirill Jurgens, 2025 Kamloops St. Vancouver 12, B.C.	Lot 193	8,610.	450.
(4) Peter Sylvester, #207, 50 E.16th Vancouver 10, B. C.	Lot 195	6,610.	350.
(5) W. M. Klooble, 7632 Morley Street Burnaby 1, B. C.	Lot 191	10,752.21	600.
(6) J. T. Cocks, 3561 Bond Street, Burnaby 1, B. C.	Lot 196	5,050.	252.50
(7) T. Green, 2300 Brightwood Place, Vancouver 16, B. C.	Lot 196	8,555.	428.
(8) R. Hamilton, 3546 Cedar Drive Port Coquitlam, B.C.	Lot 196	6,100.	305.
(9) F. W. Laskmanec, 6670 Grandview- (1) Lot 192 Douglas Hwy. (2) Lot 193 Burnaby 1, B. C. (3) Lot 191		10,200.) 9,750. () 10,200.)	510.

All bids with the exception of bid #2, submitted by Southern Slope Holdings Ltd. were properly submitted, and accompanied by certified cheques as required by the tender call. The uncertified cheque proffered by Southern Slope Holdings Ltd. was replaced by a Certified Cheque on 8 September 1967.

It is recommended that:

- (a) The bid of W. M. Klooble, 7632 Morley Street, Burnaby, in the sum of \$10,752.21 be accepted for Lot 191.
- (b) All other bids be rejected.
- (c) Lots 192, 193, 194, 195, 196 be sold to Southern Slope Holdings Ltd. at the following offered prices:

192	-	\$ 10,658.00
193	-	10,385.00
194	-	10,385.00
195	-	11,153.00
196	-	11,156.00
		\$ 53,742.00

(.....)

8. Re: Application for Rezoning of Lot 5 S½, Block 34, D. L. 34, Plan 1355,
from R5 Residential To RMB Multiple Family.

This is referred to as RZ #86/67 - as it has a connection with the above rezoning.

Council referred to Public Hearing an application to rezone Lot 3 Expl. Plan 13071; Lot 2 exc. N. 60'; Lot 4 S½; and Lot 3 except Parcel 1, Expl. Plan 13071, all in Block 34, D. L. 34, Plan 1355 from R5 Residential to RMB Multiple Family. The Public Hearing on this application is to be held Tuesday, 12 September 1967.

Lot 5S½ is contiguous to the property in Public Hearing. The applicant for Lots 2,3, and 4 has approached the Planning Department to have Lot 5 added to his original Application.

This is not legally possible as any property for rezoning must be the subject of a legal notice.

The opinion of Council as to the desirability of rezoning Lot 5S½ to RMB, however, may be pertinent to the applicant as it could mean a change in his development plans.

For this reason the rezoning of Lot 5S½, Block 34, D. L. 34, Plan 1355 is put forward for Council consideration at this time in order that the reaction of Council may be obtained.

The subject property is at Grange and Barker.

Planning has no objection to the inclusion of Lot 5S½ with those lots already approved for Public Hearing.

It is recommended that the rezoning of Lot 5 S½, Block 34, D. L. 34, Plan 1355, from R5 Residential to RMB Multiple Family be advanced for further consideration subject to:

(a) a favourable decision of Council to proceed with the rezoning of Lots 2,3, and 4, as earlier described in this report.

(b) compliance with the same conditions where applicable as apply to the rezoning of Lots 2,3, and 4.

The inclusion of Lot 5S½ in the RMB Zone would result in a relatively large and useful apartment site.

9. Re: Subdivision Reference #130/67.

In order to finalize this subdivision it is necessary to cancel an existing easement on the easterly ten feet of Lot 62 (now shown as Lots 214 and 218) Plan 1493, D. L. 132, and replace it with an easement on the easterly ten feet of Lot 217 as shown on a plan.

It is recommended that the existing easement on the easterly ten feet of Lot 62, D.L. 132 and registered as #270471C be cancelled.

It is further recommended that Council authorize the acquisition on subdivision of an easement on the easterly ten feet of Lot 217, D. L. 132, from John W. Norman, Painter, of 6779 Kitchener Street, Burnaby. The easement is required for drainage works.

There is no cost to the Corporation.

Lot 217 is located on the north side of Kitchener Street approximately 400 feet east of Spurling Avenue.

(.....3)

10. Re: Gilpin-Grandview-Douglas Connection.

The site plan for the Justice Building provided for a relocation to the west of the present Gilpin-Grandview Douglas Connection.

The proposed new road will become an integral part of the road pattern in the Administrative Centre area, and would thereby provide for circulation and access to facilities in the area.

Further, relocation to the westward of a connection between Gilpin and the Grandview-Douglas Highway will facilitate traffic movement by providing a longer weaving distance and storage area on the Grandview, thus reducing the delay and congestion created by turning movements at the present intersection.

It is recommended that authority be granted to negotiate a construction price for this proposed new connection with the contractors working on the Grandview so that construction can be co-ordinated with the Grandview improvements. It is further proposed that there be a sidewalk on the west side of the connection.

No trees will be affected, and the estimated cost is \$15,000.00.

11. Re: Permanent Financing - Local Improvements.

For many years it has been Burnaby's practice to have two bond issues a year - one in the Spring and the other in the Fall of the year.

This method of financing was designed to permit an orderly pattern of public works while containing the amount of each issue to a desirable sum. When this pattern is broken because of market conditions the Corporation must curtail its works program or extend itself in temporary financing. There are very definite limits within which it is safe to temporarily finance.

The present program is being temporarily financed within what your Municipal Manager considers to be a safe limit.

Unless this temporary financing can be released by means of bond issue, it will be necessary to curtail any program of works not now approved.

An examination of the market indicates that money is scarce and that few firm bids from dealers are being received by Municipalities. An issue last week of \$60,000,000. long-term Quebec Hydro bonds is being offered at a yield cost of 7%. Stratford, Ontario, sold an issue of \$600,000. one to twenty year serials at a cost of 7.48%. These prices are indicative of the present market. The Province of British Columbia has found it necessary to go to the United States for money.

The consensus of local investment dealers is that the situation is not likely to improve over the next several months.

Talks have been held with the Corporation's bankers and the Bank has offered to support a reasonable-sized issue at prices commensurate with the present level. Contact was then made with Pemberton Securities and Bell-Gouinlock, the other members of the Royal Bank Syndicate for Burnaby issues and it would appear that an issue of \$1,200,000. of two to fifteen year Local Improvement debentures carrying a 7% coupon, and dated 1st November 1967, could be disposed of at a cost to Burnaby not exceeding 7 1/2%.

This is a high price but money seems to have reached this value and it is impossible to predict when it will improve. The alternative to selling would be unpopular as it would mean restriction of the Local Improvement Program.

It is recommended that authority be granted to negotiate with the Syndicate of:
Royal Bank of Canada
Bell-Gouinlock & Co. Ltd.
Pemberton Securities Ltd.

for the sale of \$1,200,000. Corporation of the District of Burnaby 2-15 years 7% debentures to be dated 1st November 1967, at a cost to the Corporation not to exceed 7 1/2%.

(.....4)

(Item 11..... Permanent Financing - Local Improvements....continued)

If this recommendation is accepted it will be necessary to give three readings to By-law #5161 at this meeting. The By-law is for \$1,250,000. with the additional \$50,000. representing the first year of maturity which will not be sold.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

HB:cb
Attach.