

JULY 9, 1965

An adjourned meeting of the Municipal Council was held in the Council Chambers, Burnaby Municipal Hall, 4545 East Grandview-Douglas Highway, at 12:15 p.m., July 9, 1965.

PRESENT: Reeve Emmott in the Chair;  
Councillors Blair, Cafferky,  
Corsbie, Drummond, Herd,  
Hicks and Edwards (12:35 p.m.)

ABSENT: Councillor Dailly

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:  
"That "BURNADY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1965"  
be now reconsidered."

CARRIED UNANIMOUSLY

The Manager submitted a report, attached to and forming a part of these Minutes, prepared by the Planning Director dated July 9th, regarding the application of L. G. Dirassar to rezone the land forming the subject of the Zoning By-Law Amendment situated in the vicinity of North Road and Lougheed Highway for shopping centre purposes.

The report reflected discussions held with the architect and developers of the proposed shopping centre at this location and set out the requirements related to the general area of the proposed site, its boundaries and its servicing, all of which should be agreed to by the applicant. These requirements were considered individually by the Council and the following amendments were made:

Part II, Paragraph (e) - It was felt that dimensions of the median separating Austin Road and the North Road right-of-way should be left open and the 7-foot dimension noted in the last line was deleted.

COUNCILLOR EDWARDS ARRIVED AT THE MEETING AT 12:35 P.M.

Paragraph (i) - It was decided that the centre line of the extension of Austin Road perpendicular to the North Road be approved for a distance of not less than 300 feet rather than 500 feet as noted in this paragraph.

Paragraph (k) - This paragraph was amended to read:  
"A maximum of two vehicular accesses to be provided from the Austin Road extension to the North property at points A. and B. as shown on Drawing No. 1815."

Paragraph (l) - The word "provide" was deleted in the first sentence and replaced by the words "make possible site requirements". This was done to clarify the position of the developers in providing pedestrian access facilities at point 12 on Drawing No. 1815 and to make it quite certain that the developers would not be expected to accept a commitment that a grade separated pedestrian crossing be supplied at the time of development but that sufficient site would be made available at this time for such development at some other time.

Paragraph (n) - The developers (who were represented by Messrs. Rosen and Dirassar) submitted that they would make available the one-acre tract of land to the Municipality on a lease basis at a nominal sum of \$1.00 per year.

With regard to Part II of the report, Section 2 - "Servicing", the developers advised that the areas of responsibility as laid out in this section were acceptable to the developers, with the exception of Items (j) and (k). It was decided by the Council that the costs involved in the realignment of Government Road and in the installation of traffic controls, channelization, etc., would not form any part of the commitment of the developer.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR EDWARDS:  
"That the requirements and plans as laid out by the Planner and amended by the Council at this meeting be considered acceptable to this Corporation and that it be understood that these form conditions for the final rezoning of the lands included in the site for this comprehensive shopping development."

CARRIED UNANIMOUSLY

The developers submitted that there was general acceptance of the terms as laid out in the Planner's report and as amended and suggested that these final terms be laid out in a written communication and that they in turn would reciprocate with a formal written acceptance.

On the question of whether or not the conditions should be crystallized by means of a letter or a formal agreement, it was mutually agreed that a formal agreement should be drawn. The developers requested, however, that some latitude be written into the agreement which would allow for minor changes to be made to the plans as may be mutually agreed upon.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR EDWARDS:  
"That a formal agreement be drawn embodying the requirements as laid out in the report of the Planner, as amended at this meeting, subject to some latitude being written into the agreement which would permit of minor changes to be made as mutually agreed upon."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR CORSDIE:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1965" be now finally adopted, signed by the Reeve and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 51, 1965

(1) Tenders for Royal Oak Area #13 Sanitary Sewers

The Manager submitted a report advising that tenders had been called for construction of the above project, the scope of which called for bids on the supply and installation of:

- A. Approximately 26,735 linear feet of sanitary sewers consisting of sizes 8" and 10" diameter sewer mains;
- B. Approximately 370 house connections.

Ten tenders had been received and opened on July 8th by the Purchasing Agent in the presence of Mr. V. Kennedy, Mr. J. Hagen, Mr. R. Dick (Associated Engineering Services), and representatives of the firms tendering.

A tabulation of the bids was submitted and is attached and forms a part of these Minutes. It was recommended that the Municipal Manager be authorized to award the contract to the low bidder, Trigon Construction Company Ltd., for the "dirty method", being \$269,672.00 less \$15,000.00, net \$254,672.00 provided satisfactory evidence of financial competency of this firm is obtained.

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

CARRIED UNANIMOUSLY

Re: Offer of Premier W. A. C. Bennett of a grant for Astrodome or Coliseum Development in Burnaby

His Worship, the Reeve, reported that on July 6th he had met with Premier Bennett at the opening of the P.N.E. Race Track and had received an offer from the Premier to contribute up to \$5,000,000.00 from the Provincial Government for a Sports Centre in Burnaby, representing one-third of the cost, subject to the other two-thirds of the cost being provided by Federal Government grant and by the Municipality. It was submitted that the funds must be provided from general taxation of the Municipality and would form debt-free financing.

It was submitted that, while there may be difficulty in obtaining a like grant from the Federal Government, it was felt worthwhile to visit the City of Houston in Texas to view the astrodome building in that City and to seek information about the construction firm interested in building a similar building in this area.

The Reeve also mentioned having spoken to Mr. Jack Diamond, promoter of harness racing in this area, who submitted that at the present time he had sixty days free time available from the existing harness racing track and was looking for a different location which could be accommodated in a Sports Centre in Burnaby.

The Reeve requested authority of the Council to travel to Houston and suggested invitations also be extended to Mr. Herb Capozzi of the Vancouver Lions; Mr. Max McNabb of the Vancouver Cannucks; Mr. Kiernan, Minister of Trade and Industry of the Provincial Government; Captain Terry, President of the Pacific National Exhibition; and Mr. C. W. MacSorley, M.L.A., who had been suggested by Premier Bennett.

In commenting further on the financial aspects, the Reeve submitted that the Premier had stipulated the building must be operated by a non-profit society. Financial return would come from rentals to be paid to the Corporation from the operation which would off-set the charges against municipal revenues. The development would be tax exempt being a municipal enterprise but by the same token no money would be paid for schools. Revenues would be on the same principle as those derived from a swimming pool or the skating rink.

It was felt that a second member of Council should also make the trip with the Reeve.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR EDWARDS:  
"That His Worship, Reeve Emmott, be authorized to proceed to the City of Houston in the State of Texas, U.S.A., along with Mr. C. W. MacSorley, M.L.A., and a member of the Council for the purpose of viewing and obtaining data and information concerning the astrodome building in the City of Houston."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HERD:  
"That representations be made to Prime Minister Pearson for consideration of a Federal grant toward the development of a Sports Centre in the Municipality of Burnaby."

CARRIED UNANIMOUSLY

Discussion was held in Council on a fatal accident which occurred to the son of Mr. and Mrs. John Nixon on Gilpin Street, some distance East of Royal Oak Avenue, and it was suggested that estimates should be brought in covering the construction of a temporary sidewalk along this section of Gilpin Street and that such estimate also include the cost of replacing existing incandescent lighting with mercury vapour lighting along the section of Gilpin between Royal Oak Avenue and the Grandview-Douglas Highway.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DLAIR:

"That the Manager be asked to bring down a report on the cost of a temporary sidewalk along Gilpin Street between Willingdon Avenue and the Grandview-Douglas Highway and on the cost of replacing existing incandescent lighting with mercury vapour lighting along Gilpin Street between Royal Oak Avenue and the Grandview-Douglas Highway."

CARRIED UNANIMOUSLY

The Manager submitted a photographic illustration of a colour scheme for the exterior of the Municipal Hall showing a grey colour scheme with gold coloured panels at the South-East and North-West ends of the building and requested approval of the colour scheme by the Council.

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR CAFFERKY:

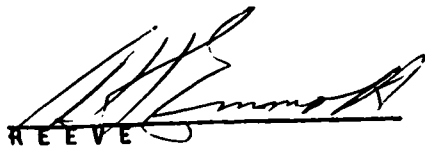
"That the colour scheme as presented by the Manager on the photographic illustration submitted be adopted and authority be granted to proceed."

CARRIED UNANIMOUSLY

The meeting adjourned at 1:55 p.m.

Confirmed:

Certified correct:

  
REEVE

  
CLERK