

8 September 1967.

REPORT NO. 57, 1967.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Lougheed Mall Shopping Centre.

An agreement was concluded between Lougheed 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 Rumours that The Bay had withdrawn from the project were at all times denied.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 Lougheed 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 waited upon His Worship, the Reeve, and informed him that indeed The Bay had withdrawn from the project on 21st June 1967.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 Lougheed 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 Lougheed Mall Shopping Centre Ltd. Several reasons were given for this action, which are a matter between Rupert's Land Trading Company and the Lougheed 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

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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.

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