

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MINUTES of the Regular Meeting of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Monday, October 6, 1986, at 7:30 P.M.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
Alderman A.B. Blair
Alderman S.J. Dean
Alderman R.E. Hall
Alderman E.B. Kroon
Alderman D.M. Taylor

STAFF MEMBERS

E.A. Raymond, Administrator
B. Hawkshaw, City Clerk
L.E. Wilson, Deputy City Clerk
F.A. Smith, Acting Director, Development & Licensing
R.H. White, City Planner
T. Cumming, Deputy Fire Chief
*G.H. Brewer, Director, Purchasing & Property Services
*A.D. Owen, Land Agent
*A.K. Tollstam, City Treasurer-Collector

The meeting was called to order at 7:30 p.m.

Moved by Alderman Kroon, seconded by Alderman Taylor that the meeting recess for the purpose of completing the Public Hearing.

CARRIED

The meeting recessed at 7:31 p.m. and reconvened at 7:40 P.M. with the same personnel present.

PROCLAMATIONS:

Mayor Loucks read the following proclamations:

"UNITED WAY ANNUAL CAMPAIGN"
"HEAD INJURY AWARENESS WEEK" - October 13 to 19, 1986
"PRIVATE PROPERTY WEEK" - October 5 to 13, 1986
"NATIONAL FAMILY WEEK" - October 6 to 12, 1986

1. ADOPTION OF MINUTES

Moved by Alderman Dean, seconded by Alderman Hall that the minutes of the following meetings be adopted:

- (a) Transcript of Public Hearing - September 15, 1986
- (b) Transcript of Public Hearing - September 22, 1986
- (c) Regular Council Meeting - September 22, 1986.

CARRIED

2. DELEGATIONS

- (a) Mr. Karl Porsch and Mr. Shayne Dunlop

Mr. Porsch related his experienced during the recent propane gas fire at the Pay-N-Save Station on East Third Street, and expressed his concern that such facilities are in operation in such close proximity to residential premises, especially those facilities which dispense propane gas.

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He said he was alarmed to notice people who claimed to be employees of the station smoking within ten feet of the gas pumps, and asked if there is nothing that the police and fire department can do to prevent this.

Deputy Chief Cumming stated that when such infractions are observed, the complaint should be immediately made to the Police and to the local Fire Department, and noted that the Fire Department will immediately respond. He added that operators of the station are supposed to be trained to run the station.

Mr. Dunlop expressed his concern that the operator of this particular gas station displayed irresponsibility in that his employees apparently were not trained in the handling of propane. He asked that, now that the station has been destroyed, the City protect the interests of the nearby residents.

3. CORRESPONDENCE

(a) North Vancouver City Library, September 19, 1986

Re: Budget Requirement

Moved by Alderman Hall, seconded by Alderman Dean that the sum of \$14,000 be added to the 1986 Budget of the North Vancouver City Library to cover the City's portion of the cost of the 1986 wages as provided in the 1986-87 C.U.P.E. Collective Agreement for the employees of the Library, the funds to be taken from the 1986 Annual Budget Contingency Account.

CARRIED UNANIMOUSLY

(b) AIDS Vancouver

Re: Grant Request - September 17, 1986

Moved by Alderman Dean, seconded by Alderman Kroon that a letter be forwarded to AIDS Vancouver advising that the City of North Vancouver regrets it is unable to accede to their request for a grant in the amount of \$10,000 to effectively continue their service in the fight against AIDS, and that it be suggested that their request be directed to the Ministers of Health of the Federal and Provincial Governments.

DEFEATED

Moved by Alderman Taylor, seconded by Alderman Blair that in response to the request from AIDS Vancouver, a letter be forwarded as soon as possible to the Provincial Minister of Health to determine if his Ministry is supportive of the AIDS Vancouver group, and request his comments; and further that the North Shore Union Board of Health and the Vancouver Metropolitan Board of Health be asked for their comments and recommendation respecting this group's application for municipal funding.

CARRIED

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(c) Mr. & Mr. G. Riste, September 29, 1986

Re: Lonsdale and Highway Grade Separation

Moved by Alderman Taylor, seconded by Alderman Hall that the letter dated September 29, 1986, from Mr. & Mrs. G. Riste, requesting permission for the relocation of their apartment building, be received and filed; and that the Ristes be provided with an explanation as to the City's regulatory by-laws dealing with such relocation, and the limitations of the City with respect to negotiations with the Province; and that a copy of the October 1, 1986, report of the City Planner be forwarded to them for their information.

CARRIED

*Mr. Brewer and Mr. Owen entered the meeting at this point.

(d) North Vancouver City Library, September 29, 1986

Re: B.C. Lottery Fund Application

2 Moved by Alderman Hall, seconded by Alderman Dean that North Vancouver City Library's application to the B.C. Lottery Fund for funding for an extension to the Library be endorsed, on the understanding that all necessary funding shall be obtained from sources other than the City.

Moved by Alderman Taylor, seconded by Alderman Hall that Mr. Charles Stein, Chairman of the North Vancouver City Library Board, be heard with respect to this item. CARRIED

Mr. Stein responded to questions of Council members, indicating that if the application is approved, a grant from the City will not be required.

The motion was then put and CARRIED.

(e) Mr. J. Ingram, September 22, 1986

Re: Street Parking Restriction Vicinity of Lions Gate Hospital.

3 Moved by Alderman Blair, seconded by Alderman Taylor that Mr. Ingram be heard with respect to this subject.

CARRIED

Mr. Ingram replied to questions of Council members, and asked that consideration be given to removing the limited time parking signs in the 100 Block East 12th Street.

Moved by Alderman Dean, seconded by Alderman Taylor that the correspondence dated September 22, 1986, from Mr. J. Ingram dealing with street parking restrictions in the vicinity of Lions Gate Hospital, be received and filed; and that it be suggested to Mr. Ingram that he meet with the City Engineer to examine the current regulations with respect to parking in residential areas abutting commercial areas.

CARRIED

- (f) Petition from A.M. McLean, et al, September 18, 1986
 Re: Application to Rezone 302 East 6th Street
(Dee/Select)

Moved by Alderman Taylor, seconded by Alderman Dean that the petition from A.M. MacLean and others, dated September 18, 1986, regarding the application to rezone the property located at 302 East 6th Street, be received and filed; and that Mr. E.M. Dee, developer of the said property be provided with a copy of the petition.

CARRIED.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES, AND STAFF

- (a) C.J. Ventures - Zoning By-law Amendment

Report: Land Agent - September 25, 1986

2 Moved by Alderman Kroon, seconded by Alderman Taylor that the Mayor and City Clerk be authorized to execute the release of the two covenants contained in the report of the Land Agent dated September 25, 1986 as they relate to Lot 16, Block 207, D.L. 545, Plan 5481; AND FURTHER that the Land Agent be authorized to look into the possibility of removing the covenants from the City Properties located in the total subdivision created in 1925.

CARRIED

- (b) City Owned Lot - 414 East 12th Street

Report: Land Agent - September 25, 1986

3 Moved by Alderman Hall, seconded by Alderman Dean that the bid of \$67,000.00 by Ralph W. Davis for the purchase of Lot D, Block 77, D.L. 550, Plan 20951 be accepted, and further that the Mayor and City Clerk be authorized to affix the Corporate Seal and execute the documentation necessary to effect this sale.

CARRIED

- (c) Meeting with Developers of Park & Tilford

Report: City Clerk - September 25, 1986

4 Moved by Alderman Taylor, seconded by Alderman Kroon that a Special Council Meeting be held on Tuesday, October 21, 1986 to commence at 7:30 p.m. for the purpose of meeting with the B.C.E. Developers Ltd., to discuss the Official Community Plan Amendment and Rezoning Application for the Park and Tilford properties; and that the Acting Director of Development and Licensing Services and the City Planner be requested to attend.

CARRIED

- (d) Civic Award

Report: City Clerk - September 25, 1986

5 Moved by Alderman Hall, seconded by Alderman Taylor that a silver medal be awarded at an appropriate time to Sandra Chadwick, in recognition of her achievement in winning the Canadian Ten Pin Bowling Championship.

CARRIED

1 (e) Resolutions re: Pairs Lawn Bowling "Civic Award"

Committee of Whole - September 22, 1986

Moved by Alderman Dean, seconded by Alderman Kroon that silver medals be awarded to Robert Scullion and David Brown of the North Vancouver Lawn Bowling Club, at an appropriate time, in recognition of their achievement in winning the Canadian Lawn Bowling Championship in Vancouver in August 1986.

CARRIED

2 (f) Resolution re: Gertie Todd "Civic Award"

Committee of Whole - September 22, 1986

Moved by Alderman Dean, seconded by Alderman Kroon that a Bronze medal be awarded to Gertie Todd at an appropriate time, in recognition of her thirty-five years of voluntary service with young people on the North Shore.

CARRIED UNANIMOUSLY

3 (g) Proposed Changes to RS-One-Family Zoning Regulations and Ancillary Regulations

Report: City Planner - September 29, 1986

Letter: from A. MacSween, received Sept. 22, 1986

Moved by Alderman Kroon, seconded by Alderman Dean that Mr. MacSween be heard with respect to this item.

CARRIED

Mr. MacSween noted that his letter is actually a petition signed by him and six other property owners who are objecting to the regulations which permit a 35 foot height for single family dwellings. He cited in particular the new houses being constructed in the Tempe subdivision, and expressed concern that in a few years these large buildings will be converted to illegal suites, which will eventually result in a slum area.

Moved by Alderman Hall, seconded by Alderman Blair that Draft By-law No. 5766 be given first reading and referred to a Public Hearing.

CARRIED

4 (h) Application to Rezone 1332 Chesterfield Avenue

Report: City Planner - September 30, 1986

Moved by Alderman Taylor, seconded by Alderman Kroon that Draft By-law No. 5764 respecting the application to rezone Lot D, Subdivision 1 and 2, Block 62, D.L. 548, Plan 2074, from RM-1 to P-1 be given first reading and referred to a Public Hearing.

CARRIED

Mr. Owen left the meeting at 8:30 p.m.

(i) Propane Incident - Pay-N-Save-449 East 3rd St.

Report: Deputy Fire Chief - September 26, 1986

Moved by Alderman Kroon, seconded by Alderman Taylor that the position taken by the Acting Director of Development and Licensing Services, namely, to issue no permits for the reconstruction of the Pay-N-Save Gas Station at 449 East Third Street, as indicated in this letter of September 29, 1986, to the Ministry of Labour, be confirmed; and that, prior to giving further consideration to this matter, Council be in receipt of the results of the Gas Safety Division Investigation of the incident of the propane fire which took place on September 26, 1986, at the aforementioned gas station.

Moved by Alderman Dean, seconded by Alderman Kroon that Dr. Lionel Kenner be heard with respect to this item.

CARRIED

Dr. Kenner indicated that over 200 signatures had been obtained to the petition submitted to Council, requesting that the re-establishment of the propane tank at the Pay-N-Save Gas Station at 449 East Third Street not be permitted. He stressed the fact that, apart from the possibility of an infraction of the regulations, under certain circumstances, topography and atmospheric conditions can be a factor in adding to the dangers which are inherent in the storage and handling of propane gas, and asked that steps be taken to prohibit the sale of the product in areas which are located near residential properties.

*Mr. A.K. Tollstam and Mr. R. Peterman of Robert Liley and Associates entered the meeting at this time.

Moved by Alderman Taylor, seconded by Alderman Dean that the motion be amended by adding: "and further that the concerns raised by Dr. Kenner with respect to the location of propane tanks and the safety of those tanks which are located adjacent to residential areas be referred to staff for a report on jurisdictional authority and recommended course of action.

CARRIED

The motion as amended was then CARRIED UNANIMOUSLY

(j) Taxi Cab Regulation in the Lower Mainland

Report: Business Licence Inspector - Oct.1,1986

Moved by Alderman Hall, seconded by Alderman Blair that the R.A.A.C., through the G.V.R.D. Board, be requested to give further consideration to options regarding taxi licensing and entry and regarding limits to taxi operations as a basis for further discussion with the M.C.C.,;

AND THAT the G.V.R.D. Board, on behalf of member municipalities, request the M.C.C.,:

- to establish and administer a taxi driver testing procedure;
- to accredit an adequate number of taxi meter and vehicle testing facilities in the Greater Vancouver area;

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- to establish and operate a customer complaint telephone number and provide that the M.C.C. shall advise each municipality of the complaints received against taxis licensed from the municipality.

CARRIED(k) Application for Family Suite at 326 West 16th St.

Report: Planning Technician - September 19, 1986

Moved by Alderman Kroon, seconded by Alderman Hall that the application to install a family suite in the dwelling at 326 West 16th Street, Lot 20, Block 28, D.L. 547, Plan 1443, received from Robert Wong, be approved and a family suite permit be issued upon compliance with the following instructions:

1. submission of a sworn statutory declaration that the suite will be occupied only in accordance with the Zoning By-law;
2. execution and registration of a Section 215 covenant pursuant to the Land Title Act, covenanting to discontinue the use of the family suite whenever such suite ceases to be used in accordance with the Zoning By-law;

AND FURTHER RECOMMEND that Council authorize the Mayor and Clerk to execute the necessary legal documents on behalf of the City.

CARRIED(l) Rezoning Application - 148-166 East 15th Street

Report: Planning Technician - Sept. 9, 1986

2 Moved by Alderman Taylor, seconded by Alderman Kroon that Draft By-law No. 5752 respecting the rezoning of Lot A, Blocks 31 and 37, D.L. 549 (148-166 East 15th Street), from C1 Central Commercial Zone to a Comprehensive Development Zone, be given first reading, and referred to Public Hearing.

AND FURTHER, subject to the rezoning By-law being adopted, that modifications of a Section 24A Covenant registered in the Land Titles Office under #F69338 be executed by agreement between the City, and Pietro Messina and Leon Menkis. The modifications are:

1. Section 5(d) be amended to permit a total of 75 residential suites - 2 Bachelor, 53 One-Bedroom, and 20 two-bedroom units;
2. "Schedule H" appended to the covenant be substituted by the Floor Plan of the second floor suites attached to the Planning Technician's report of July 24, 1986;

AND FURTHER, subject to the Rezoning By-law being adopted, that the Mayor and City Clerk be authorized to execute the necessary documents.

CARRIED

Deputy Chief Cumming left the meeting at 10:00 P.M.

(m) Service Contract - Ticket Dispensers -
City Owned Parking Lots.

Report: Land Agent - September 24, 1986

Moved by Alderman Dean, seconded by Alderman Hall that the Mayor and City Clerk be authorized to affix the Corporate Seal and execute the Agreement for operation, repair and maintenance of the parking meters and ticket dispensers of the City of North Vancouver, substantially in the form attached to the Report of the Land Agent dated September 24, 1986.

CARRIED

5. MOTIONS AND NOTICES OF MOTIONS

Nil

6. BY-LAWS

(a) Reconsideration and Final Adoption

Moved by Alderman Dean, seconded by Alderman Kroon that "Zoning By-law 1967, Amendment By-law, 1986, No. 5755 (Text amendment - M5 Zone), be reconsidered.

CARRIED

Moved by Alderman Dean, seconded by Alderman Kroon that the said By-law No. 5755 be finally adopted, signed by the Mayor and City Clerk, and sealed with the Corporate Seal.

CARRIED

(b) Introduction and First Readings

Moved by Alderman Dean, seconded by Alderman Blair that "Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1986, No. 5765" (Computer Equipment) be given first readings after completion of Item 9(a) on the agenda.

CARRIED

(c) Second and Third Readings

Moved by Alderman Kroon, seconded by Alderman Dean that "Zoning By-law, 1967, Amendment By-law, 1986, No. 5751 (DIX DISTRIBUTORS/MOORHEAD ARCHITECT - southwest corner, 15th Street and Fell Avenue), be read a second time in short form.

CARRIED

Moved by Alderman Kroon, seconded by Alderman Dean that the said By-Law be read a third time in short form, and passed subject to reconsideration.

CARRIED

Blair
Moved by Alderman Taylor, seconded by Alderman Blair that "Zoning By-law, 1967, Amendment By-law, 1986, No. 5754" (Giuseppe and Alfonso Pezzente) be read a second time in short form.

CARRIED

Blair
Moved by Alderman Taylor, seconded by Alderman Blair that the said By-law No. 5754 be read a third time in short form and passed subject to reconsideration.

CARRIED

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Moved by Alderman Kroon, seconded by Alderman Taylor that "Zoning By-law, 1967, Amendment By-law, 1986, No. 5753" (SODICAN [B.C.] LTD. - 126 East 15th Street), be read a second time in short form.

Moved by Alderman Kroon, seconded by Alderman Taylor that the said By-law No. 5753 be amended by adding the following as Clause (3) thereto:

"(3) Part 9 of By-law No. 3778 is hereby further amended by deleting from Subsection (6)(a) of Section 939 thereof, the figure "186" and substituting therefor the figure "188".

CARRIED

The motion to give second reading to By-law No. 5753, as amended was then CARRIED.

Moved by Alderman Kroon, seconded by Alderman Taylor that the said By-law No. 5753, as amended, be read a third time in short form, and passed subject to reconsideration.

CARRIED

Alderman Dean is recorded as voting contrary to the motion.

(d) Introduction and First Reading Only

Moved by Alderman Hall, seconded by Alderman Taylor that the following By-laws be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them:

"Zoning By-law, 1967, Amendment By-law, 1986, No. 5766", (Text amendment re one family zoning regulations - City initiated.)

"Zoning By-law, 1967, Amendment By-law, 1986, No. 5764" (1332 Chesterfield Avenue - City initiated)

"Zoning By-law, 1967, Amendment By-law, 1986, No. 5752" (150 East 15th Street - LIONS GATE PLAZA)

CARRIED

7. COUNCIL INQUIRIES

Nil

Moved by Alderman Dean, seconded by Alderman Kroon that the requirements of the Procedure By-law be waived, and the meeting continue until 11:00 P.M. if necessary.

CARRIED UNANIMOUSLY

RECESS

The meeting recessed at 10:15 P.M. for the public question period, and reconvened at 10:29 P.M. with the same personnel present.

8. ANY OTHER BUSINESS

Nil

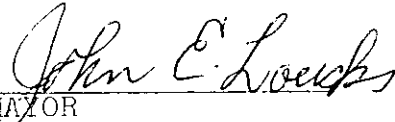
9. CONFIDENTIAL REPORTS


Moved by Alderman Dean, seconded by Alderman Kroon that the meeting recess to the Committee of the Whole in the Committee Room to consider confidential reports in camera.

CARRIED

The meeting recessed at 10:30 P.M.

(The hour having passed 11:00 P.M. during the in-camera discussion, the meeting adjourned at 11:00 P.M.)


MAYOR


CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MINUTES of the Regular Meeting of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Tuesday, October 14, 1986, at 7:30 P.M.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
Alderman A.B. Blair
Alderman S.J. Dean
Alderman E.B. Kroon
*Alderman D.M. Taylor

STAFF MEMBERS

E.A. Raymond, Administrator
B. Hawkshaw, City Clerk
E.M. Rienstra, Assistant City Clerk
F.A. Smith, Acting Director, Development & Licensing Ser.
R.H. White, City Planner
A.K. Tollstam, Deputy City Treasurer-Collector
F.A. Caouette, Business License Inspector

The meeting was called to order at 7:30 P.M.

Moved by Alderman Blair, seconded by Alderman Dean that the meeting recess for the purpose of completing the Public Hearing. CARRIED

The meeting recessed at 7:31 p.m. and reconvened at 7:45 p.m. with the same personnel present, with the addition of *Alderman Taylor.

PROCLAMATIONS:

Mayor Loucks read the following proclamations:

"CREDIT UNION DAY" - October 16, 1986
"SMALL BUSINESS WEEK" - October 19-25, 1986

1. ADOPTION OF MINUTES

Moved by Alderman Dean, seconded by Alderman Kroon, that the Minutes of the Regular Meeting of Council held on October 6, 1986, be adopted, except that item 6(c) be amended by adding the following:

"Moved by Alderman Taylor, seconded by Alderman Blair that "Zoning By-law, 1967, Amendment By-law, 1986, No. 5754" (Giuseppe and Alfonso Pezzente) be read a second time in short form. CARRIED

Moved by Alderman Taylor, seconded by Alderman Blair that the said By-law No. 5754 be read a third time in short form and passed subject to reconsideration. CARRIED

CARRIED

Moved by Alderman Dean, seconded by Alderman Kroon that the meeting recess for the purpose of considering an item on the agenda of the Policy Committee. CARRIED

The meeting recessed at 7:48 p.m. and reconvened at 8:46 p.m. with the same personnel present.

2. DELEGATIONS

- (a) Dr. Douglas Jardine, President, Capilano College
Re: Proposed Recreational Facility

1 Dr. D. Jardine, President, and Mr. A.P.D.S. Smith, Planner with Capilano College, spoke in support of the request of Capilano College for a \$200,000 contribution from the City toward the College's proposed recreational facility as outlined in the letter dated September 8, 1986 and responded to questions from members of Council with respect to the proposed project.

- (b) Mr. Vandekerkhove, President, Col-Rob Holdings Ltd.
Re: Propane Incident - Pay-N-Save, 449 East 3rd Street

2 Mr. Vandekerkhove asked Mr. G. Guelph to speak on his behalf. Mr. Guelph stated he was a 42-year resident of the area adjacent to the Pay-N-Save Gas Station located at 449 East 3rd Street and indicated he was in favour of the dispensing of propane gas at this location with improved safety features.

Mr. Vandekerkhove provided information on the history of the operation of the Pay-N-Save Station at 449 East 3rd Street since it was built in 1968. He noted that the gas pumps were maintained to safety standards at all times. Mr. Vandekerkhove read a letter he received from the Acting Director, Development and Licensing Services, dated October 14, 1986, and inquired if this letter reflects Council's wishes on this subject.

Mr. Vandekerkhove then responded to questions from members of Council relative to the status of the business operation at 449 East 3rd Street at the present time, the terms of the lease with Petro Canada, the permits required to operate the business and the non-conforming status of the property under the City's Zoning By-law.

Mr. Peter Kenward, Solicitor, advised he has not had an opportunity to discuss this matter with City staff and the Solicitor and inquired if the letter dated October 14, 1986 from the Acting Director, Development and Licensing Services is Council's final position on this subject. He noted a concern relative to the matter of issuance of an electrical permit and the possibility of re-using the propane tank, partially destroyed by fire, and the provisions of the Municipal Act and the City's Zoning By-law relative to the regulation of use by size of the lot. He requested that the matter be referred back to staff and legal counsel.

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3. CORRESPONDENCE

- (a) Capilano College, September 8, 1986
Re: Proposed Recreational Facility

Moved by Alderman Taylor, seconded by Alderman Blair that the subject of the request for a \$200,000 contribution toward a Recreational Facility received from Capilano College be referred to the Finance Committee; and that staff be requested to prepare a report on possible financing for such a request.

CARRIED

Alderman Dean is recorded as voting contrary to the motion.

Moved by Alderman Kroon, seconded by Alderman Taylor that Mr. Gary Young, North Vancouver Recreation Commission, be requested to provide a report which would include the interim agreement which the Recreation Commission struck with Capilano College, relative to the proposed recreational facility, and also advise the effect this agreement will have on staffing and additional funding requests to the municipality.

CARRIED UNANIMOUSLY

- (b) Col-Rob Holdings Ltd., October 8, 1986
Re: Propane Incident - Pay-N-Save, 449 East 3rd Street

Moved by Alderman Dean, seconded by Alderman Kroon that the letter dated October 8, 1986 from Col-Rob Holdings Ltd. be received and filed.

CARRIED

- (c) Mr. James Glassford, et al, Petition,
September 10, 1986
Re: North Lonsdale Plan Traffic Study - North Lonsdale Plan

The Clerk advised he will circulate to Council copies of a list of names that have been added to the petition relative to the North Lonsdale Plan Traffic Study - North Lonsdale Plan, received this evening.

Moved by Alderman Dean, seconded by Alderman Blair that the petition of Mr. James Glassford, et al, relative to the North Lonsdale Plan Traffic Study - North Lonsdale Plan, be referred to staff with a request for information and a report to Council.

CARRIED

- (d) International Brotherhood of Electrical Workers
- Local 213
Re: Cablevision Industry Disputes

Moved by Alderman Kroon, seconded by Alderman Dean that the letter dated October 1, 1986 from the International Brotherhood of Electrical Workers - Local 213, with respect to the cablevision industry dispute, be received and filed.

CARRIED

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

(a) Proposed Rezoning and Official Community Plan Amendment - 1550 Fell Avenue (Tower Developments/CTA Design Group)

Report: City Planner - September 22, 1986

Moved by Alderman Kroon, seconded by Alderman Blair that the subject of the proposed rezoning and Official Community Plan amendment - 1550 Fell Avenue (Tower Developments/CTA Design Group) be postponed indefinitely.

CARRIED

(b) Business Licence Fee Increases

Report: Business License Inspector - October 8, 1986

Moved by Alderman Taylor, seconded by Alderman Kroon that Business License By-law, Amendment By-law, No. 5767 be approved for adoption.

Moved by Alderman Dean, seconded by Alderman Blair that the motion be amended by deleting the words "approved for adoption" and substituting therefor "be amended to reflect a 4.5% increase in the fee schedule referred to in Table 1-D for businesses classified as professions.

Moved by Alderman Taylor, seconded by Alderman Kroon that consideration of the subject of business licence fee increases be deferred pending a report from staff illustrating the position of other classifications of business that may suffer a disproportionate fee increase as a result of the changes proposed in Table 1-D of the Business Licence Amendment By-law No. 5767. CARRIED

Moved by Alderman Dean, seconded by Alderman Kroon that the requirements of the Procedure By-law be waived, and the meeting continue until 11:00 p.m. if necessary.

CARRIED UNANIMOUSLY

(c) Group Self-Insurance Study - Phase 2

Report: Director, Purchasing & Property Services - October 7, 1986

Moved by Alderman Dean, seconded by Alderman Kroon that the Union of B.C. Municipalities be advised in response to their letter dated September 25, 1986 that the City is not prepared to endorse Questions 1-4; however, we are prepared to pay a per capita assessment to a maximum of five cents for our share of the costs of the research necessary for Phase 2 of the Group Self-Insurance Study on the understanding that participation in any group self-insurance pool that may be created would be on a voluntary basis.

Moved by Alderman Blair, seconded by Alderman Taylor that the motion be amended by placing a period after the words "Group Self-Insurance Study" and deleting the words occurring thereafter. CARRIED

The motion as amended was then put and CARRIED.

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- 1 (d) Amendment to Land Use Contract - 214-236 West Esplanade - Premier Projects Ltd.

Report: Planning Technician - October 8, 1986

Moved by Alderman Taylor, seconded by Alderman Dean that the Land Use Contract Amendment Application for a projecting sign in the Harbour Quay building be rejected;

AND FURTHER THAT the illegal projecting sign installed at the south-west corner of the building be removed by the applicant.

CARRIED UNANIMOUSLY

- 2 (e) Rezoning Application - 215-219 East 8th Street (Sundel Management Ltd./Wardle)

Report: Planning Technician - October 7, 1986

Moved by Alderman Blair, seconded by Alderman Taylor that the application to rezone 215-219 East 8th Street submitted by Sundel Management Ltd./Wardle be referred to the Advisory Planning Commission.

CARRIED

- 3 (f) G. Penway - Attendance at the School of Community and Regional Planning/P.I.B.C. Fall Conference

Report: City Planner - October 8, 1986

Moved by Alderman Dean, seconded by Alderman Kroon that G. Penway be authorized to attend the 1986 fall conference of the School of Community and Regional Planning/Planning Institute of B.C. to be held in Vancouver, November 13-15, 1986;

AND THAT related exepnses, including registration fees, be paid in accordance with City Policy.

CARRIED UNANIMOUSLY

- 4 (g) Noise Control Committee Request for a Copy of C.N.R. Operating Rules and Instructions

Report: Development Consultant - October 8, 1986

Moved by Alderman Kroon, seconded by Alderman Dean that Mayor J.E. Loucks be authorized to sign and forward the draft letter of October 8, 1986 to Mr. John O'Hara, Secretary, Railway Transport Committee as attached to the report of the Development Consultant, dated for reference October 8, 1986.

CARRIED

5. MOTIONS AND NOTICES OF MOTIONS

NIL

6. BY-LAWS(a) Reconsideration and Final Adoption

Moved by Alderman Taylor, seconded by Alderman Kroon that the following By-laws be reconsidered:

"Zoning By-law, 1967, Amendment By-law, 1986, No. 5751"
(DIX DISTRIBUTOR/MOORHEAD ARCHITECT)

"Zoning By-law, 1967, Amendment By-law, 1986, No. 5754"
(901 West 16th Street - GOLD'S GYM - TEXT AMENDMENT)
CARRIED

Moved by Alderman Taylor, seconded by Alderman Kroon that the said By-laws Nos. 5751 and 5754 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.
CARRIED

(b) Introduction and First Readings

NIL

(c) Second and Third Readings

Moved by Alderman Kroon, seconded by Alderman Taylor that "Zoning By-law, 1967, Amendment By-law, 1986, No. 5700" (Group Homes) be read a second time in short form.
CARRIED

Moved by Alderman Kroon, seconded by Alderman Taylor that the said By-law No. 5700 be read a third time in short form and passed subject to reconsideration.
CARRIED

Moved by Alderman Blair, seconded by Alderman Kroon that By-law No. 5700 be referred to the North Shore Union Board of Health for their comments prior to reconsideration and final adoption.
CARRIED

7. COUNCIL INQUIRIES

(a) Letter from Miss Agnes M. Moore, September 1, 1986

Re: Sidewalks Accessible for Handicapped -
23rd Street and Lonsdale Avenue
(Inquiry by Alderman Taylor)

Alderman Taylor inquired whether the City Engineer had dealt with the matter of sidewalk access for wheelchairs at 23rd Street and Lonsdale Avenue, or accorded it priority treatment; and also if Miss Agnes Moore had been so advised.

(b) City By-law Violation Notice Statistics -
September 1986
(Inquiry by Alderman Blair)

Alderman Blair inquired if Council is aware that the City's by-law violation notice statistics have increased by 50% over last year's figures. He inquired whether or not the statistics include exemption parking violations which are subsequently cancelled by the City. Mayor Loucks advised he will inquire further into this matter.

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RECESS

The meeting did not recess for the public question period.

8. ANY OTHER BUSINESS

NIL

9. CONFIDENTIAL REPORTS

Moved by Alderman Dean, seconded by Alderman Taylor that the meeting recess to the Committee of the Whole in the Committee Room to consider confidential reports in camera.
CARRIED

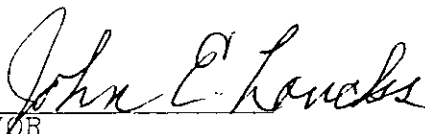
The meeting recessed at 10:37 p.m. and reconvened at 11:57 p.m. with the same personnel present, with the exception of Alderman Taylor and Messrs. Smith, White, Tollstam and Caouette.

(A resolution was adopted in Committee of the Whole in camera to continue the meeting until the items on the agenda had been considered.)

10. ADJOURNMENT

Moved by Alderman Dean, seconded by Alderman Blair that the meeting adjourn.
CARRIED

The meeting adjourned at 11:58 p.m.


MAYOR


CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MINUTES of the Regular Meeting of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Monday, October 20, 1986, at 7:30 P.M.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
 Alderman A.B. Blair
 Alderman J.B. Braithwaite
 Alderman S.J. Dean
 Alderman R.E. Hall
 Alderman E.B. Kroon
 Alderman D.M. Taylor

STAFF MEMBERS

E.A. Raymond, Administrator
 B. Hawkshaw, City Clerk
 L.E. Wilson, Deputy Clerk
 R.H. White, City Planner
 F.A. Smith, Acting Director,
 Development & Licensing
 F.R. Caouette, Business
 License Inspector
 *A.K. Tollstam, Deputy
 Treasurer-Collector
 *G.H. Brewer, Director,
 Purchasing & Property Ser.

The meeting was called to order at 7:30 p.m.

Moved by Alderman Dean, seconded by Alderman Kroon that the meeting recess for the purpose of conducting the Public Hearing. CARRIED

The meeting recessed at 7:31 p.m. and reconvened at 8:15 p.m. with the same personnel present.

PROCLAMATIONS:

Mayor Loucks read the following proclamations:

"HOMEMAKER/HOME SUPPORT WORKER WEEK" - October 19 to
 October 25, 1986

"PRISONER OF CONSCIENCE WEEK" - October 20 to
 October 27, 1986

*Mr. A.K. Tollstam entered the meeting at 8:17 p.m.

1. ADOPTION OF MINUTES

Moved by Alderman Dean, seconded by Alderman Hall, that the Minutes of the following meetings be adopted as circulated:

- (a) Transcripts of Public Hearing - October 6, 1986
- (b) Transcript of Public Hearing - October 14, 1986
- (c) Regular Council Meeting - October 14, 1986

CARRIED

2. DELEGATIONS

- (a) Messrs Jim Allworth, Vice President and Myles Murchison, Board Member - Presentation House, October 16, 1986

Re: Presentation House Budget

Mr. Myles Murchison, a member of the Board of Directors of Presentation House, presented an audio visual display to emphasize the economic benefits which can accrue to a municipality as a direct and indirect result of a successfully functioning theatre and art gallery in a community. He noted that Council members had been provided with copies of material outlining a proposed three-year plan for the theatre and the gallery and their submission requesting funding from the City for this purpose.

*Mr. G.H. Brewer entered the meeting at 8:55 p.m.

Mr. Murchison then introduced Ms. Nancy Henderson, the Chairman of the Board of Presentation House, who responded to questions of Council members. She noted that funds are presently available whereby a grant from the City will be matched on a \$2 for \$1 basis by the Province which, if obtained, could eliminate the Society's deficit. Apart from this, they are requesting funds for a promotion and development budget, building ventilation, lighting equipment and the employment of a gallery assistant, for a total of \$157,870, including the City's annual operating grant.

In response to a question Council members were advised that the Society annually applies for a grant from the District of North Vancouver, but these have been cut back in recent years, and that grants in very small amounts have been received from West Vancouver.

Moved by Alderman Hall, seconded by Alderman Dean that the application from Presentation House for municipal funding for their proposed three-year development plan for the theatre and gallery be referred to the next meeting of the Finance Committee for consideration.

CARRIED

3. CORRESPONDENCE

- (a) Ministry of Provincial Secretary & Government Services, September 23, 1986

Re: Festival of Arts

2 Moved by Alderman Dean, seconded by Alderman Taylor that the letter of September 23, 1986, from the Ministry of Provincial Secretary and Government Services, advising of an annual B.C. Festival of the Arts to commence in September, 1987, be referred to the newly formed Cultural Policy Committee for consideration for future years.

CARRIED

(b) City of Kitchener, September 29, 1986

Re: Resolution on Door To Door Postal Service

Moved by Alderman Taylor, seconded by Alderman Dean that the resolution enacted by the City of Kitchener with respect to door to door postal service, as cited in their letter of September 29, 1986, be endorsed; and that Mr. Brian Mulroney, Prime Minister of Canada; Mr. D.H. Lander, Acting President and Chief Executive Officer, Canada Post Corporation; and the Federation of Canadian Municipalities be so advised.

CARRIED

(c) The District of North Vancouver, October 7, 1986

Re: Park & Tilford, Proposed Development

Moved by Alderman Hall, seconded by Alderman Blair that the District of North Vancouver be advised, in response to their letter of October 7, 1986, that if any proposal for the redevelopment of the former Park and Tilford property reaches the stage of a by-law to amend the Community Plan, then the District will be advised, as required in the Municipal Act.

DEFEATED

Moved by Alderman Dean, seconded by Alderman Kroon that the letter of October 7, 1986, from the District of North Vancouver with respect to the redevelopment of the former Park and Tilford property, be received and filed.

CARRIED

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

(a) MIS Strategic Plan

Report: Committee of the Whole - October 6, 1986

Moved by Alderman Dean, seconded by Alderman Blair that consideration of this item be tabled until after consideration of Item 9(a) in-camera.

CARRIED

(b) Staffing - Development & Licensing Services

Report: Acting Director, Development & Licensing Services - September 26, 1986

Moved by Alderman Dean, seconded by Alderman Hall that the Development & Licensing Services Department be authorized to retain the services of a Planning Technician I on a temporary full-time basis for up to one year from January 1, 1987;

AND FURTHER THAT the Acting Director of Development and Licensing Services monitor the workload, specifically in the area of development applications, and advise Council should the need for additional staff become apparent.

CARRIED UNANIMOUSLY

(c) Attached Housing & Garden Apartment Density Development - Discussion Paper

Report: Policy Committee - October 14, 1986

Moved by Alderman Blair, seconded by Alderman Taylor that staff prepare for Council's consideration an information sheet and a simplified guideline package, as outlined in sections 5.3 and 5.4 of the Attached Housing & Garden Apartment Density Development - Discussion Paper, dated August 6, 1986, prepared by the City Planner.

CARRIED

Moved by Alderman Blair, seconded by Alderman Taylor that development guidelines be developed as soon as possible on a more comprehensive basis for different City character areas.

Moved by Alderman Dean, seconded by Alderman Hall that the motion be amended by adding "subject to funding being provided in the 1987 Budget."

CARRIED

The motion as amended was then CARRIED.

(d) Business Licence Fee Increases

Report: Business Licence Inspector - October 15, 1986

2

Moved by Alderman Dean, seconded by Alderman Blair that "Business Licence By-law, No. 4513, Amendment By-law, No. 5767" be approved for adoption, with the exception that the following figures be substituted for Table ID:

1 to 2 persons	\$ 150.00
3 to 5 persons	300.00
6 to 10 persons	600.00
11 to 20 persons	1200.00
Each additional 10 persons over 20	150.00

DEFEATED

Moved by Alderman Taylor, seconded by Alderman Kroon that "Business License By-law, No. 4513, Amendment By-law, No. 5767 be approved for adoption;

CARRIED

Alderman Dean is recorded as voting against the motion.

(e) Lion's Gate North Co-ordinating Committee - Staff Subcommittee

3

Report: Acting Director, Development and Licensing Services - October 14, 1986

Moved by Alderman Hall, seconded by Alderman Dean that the Acting Director of Development & Licensing Services be instructed not to participate in the Lion's Gate North Co-ordinating Committee Staff Subcommittee.

CARRIED

Moved by Alderman Dean, seconded by Alderman Hall that the requirement of the Procedure By-law to terminate the meeting at 10:30 p.m. be waived, and the meeting continue until 11:00 p.m. if necessary. CARRIED UNANIMOUSLY

5. MOTIONS AND NOTICES OF MOTIONS

(a) Regular Council Meeting - October 27, 1986

Moved by Alderman Hall, seconded by Alderman Dean that the Regular Meeting of Council, scheduled for October 27, 1986, commence at 7:00 p.m. CARRIED

Mr. Caouette left the meeting at 10:00 p.m.

6. BY-LAWS

(a) Reconsideration and Final Adoption

NIL

(b) Introduction and First Readings

Moved by Alderman Dean, seconded by Alderman Kroon that introduction and first readings of "Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1986, No. 5765" (Computer Equipment) be deferred until such time as Item 9(a) on the agenda has been completed. CARRIED

Moved by Alderman Taylor, seconded by Alderman Kroon that "Business License By-law, 1973, No. 4513, Amendment By-law, 1986, No. 5767" be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them. CARRIED

Moved by Alderman Taylor, seconded by Alderman Kroon that the above By-law No. 5767 be read a second time in short form. CARRIED

Alderman Dean is recorded as voting against the motion.

Moved by Alderman Taylor, seconded by Alderman Kroon that the said By-law No. 5767 be read a third time in short form and passed subject to reconsideration. CARRIED

(c) Second and Third Readings

Moved by Alderman Kroon, seconded by Alderman Taylor that "Zoning By-law, 1967, Amendment By-law, 1986, No. 5737" (234 - 240 East Keith Road - MACLEAN MANAGEMENT/MORTON ASSOCIATES) be read a second time in short form. CARRIED

Moved by Alderman Kroon, seconded by Alderman Taylor that the said By-law No. 5737 be read a third time in short form and passed subject to reconsideration. CARRIED

Alderman Dean is recorded as voting against the motion.

- 6 -

Messrs Brewer and Tollstam left the meeting at 10:05 p.m.

Moved by Alderman Kroon, seconded by Alderman Taylor that "Zoning By-law, 1967, Amendment By-law, 1986, No. 5760" (266 East 9th Street - ROSS MANAGEMENT) be read a second time in short form.

Moved by Alderman Kroon, seconded by Alderman Blair that Clause 4 of By-law No. 5760 be amended as follows:

- (i) by deleting from subsection (iii) of Section 9-112(4) the words and figures "80 square feet" and substituting therefor the words and figures "90 square feet";
- (ii) by deleting from subsection (5) of Section 9-112 the figure "0.74" and substituting therefor the figure "0.88".

CARRIED

The motion to give second reading in short form to By-law No. 5760, as amended, was then CARRIED.

Moved by Alderman Kroon, seconded by Alderman Blair that the said By-law No. 5760, as amended, be read a third time in short form and passed subject to reconsideration.

CARRIED

7. COUNCIL INQUIRIES

NIL

RECESS

A recess was not called for the public question period.

8. ANY OTHER BUSINESS

NIL

9. CONFIDENTIAL REPORTS

Moved by Alderman Kroon, seconded by Alderman Taylor that the meeting recess to the Committee of the Whole in the Committee Room for the purpose of considering confidential reports in-camera.

CARRIED

The meeting recessed at 10:10 p.m. and reconvened at 10:20 p.m. with the same personnel present with the exception of Mr. White.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF (cont'd)

(a) M.I.S. Strategic Plan - Implementation

Moved by Alderman Taylor, seconded by Alderman Kroon that staff be authorized to prepare an expenditure by-law in the amount of \$1,475,000 for the acquisition of a new computer system;

AND FURTHER THAT staff be authorized to engage a Management Information Services Manager and support staff as per the report dated September 25, 1986 from the Deputy City Administrator.

A recorded vote was taken on the question.

Voting in Favour: Alderman Dean, Alderman Kroon, Alderman Taylor, Alderman Braithwaite, Alderman Hall and Mayor Loucks

Voting Against: Alderman Blair

The motion was declared CARRIED by a vote of six to one.

6. BY-LAWS (cont'd)

(b) Introduction and First Readings

Moved by Alderman Taylor, seconded by Alderman Kroon that "Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1986, No. 5765" (Computer Equipment), be read a first time in short form, copies of same having been distributed to all Council members and read by them. CARRIED

Moved by Alderman Taylor, seconded by Alderman Kroon that the above By-law No. 5765 be read a second time in short form. CARRIED

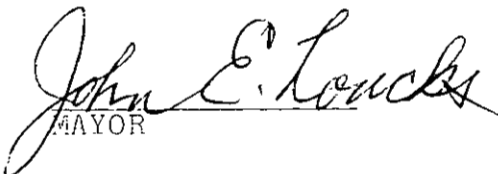
Moved by Alderman Taylor, seconded by Alderman Kroon that the said By-law No. 5765 be read a third time in short form and passed subject to reconsideration. CARRIED

Alderman Blair is recorded as voting against the motion.

10. ADJOURNMENT

Moved by Alderman Dean, seconded by Alderman Taylor that the meeting adjourn. CARRIED

The meeting adjourned at 10:30 p.m.


MAYOR


CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

TRANSCRIPT of a Special Meeting of Council held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C. on Tuesday, October 21, 1986 commencing at 7:30 p.m.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
Alderman A.B. Blair
Alderman J. Braithwaite
Alderman S.J. Dean
Alderman R. Hall
Alderman E. Kroon
Alderman D.M. Taylor

STAFF MEMBERS

Mr. B. Hawkshaw, City Clerk
Mrs. E. Rienstra, Assistant
City Clerk
Mr. F.A. Smith, Acting Director, Development & Licensing Services
Mr. R.H. White, City Planner

The meeting commenced at 7:30 p.m.

Mayor J.E. Loucks:

I call the meeting to order. Before we begin the meeting, I would like to make a few comments. First, I have given out to Council just a few sheets indicating the order in which certain things have taken place. It starts with the application and the report from Council and the two parts that are important:

1) a motion we passed on September 22nd, 1986 -

"THAT B.C.E. Development be requested to meet with Council to consider a further proposal for the Park & Tilford Distillery site, 1240 Cotton Road."

this was passed unanimously at that meeting.

2) On October 6, 1986 we had a date that was suggested and had a motion -

"THAT a Special Council Meeting be held on Tuesday, October 21, 1986, to commence at 7:30 p.m. for the purpose of meeting with B.C.E. Developers Ltd., to discuss the Official Community Plan amendment and rezoning application for the Park and Tilford properties and that the Acting Director of Development & Licensing Services and City Planner be requested to attend."

I have also given just a brief memorandum regarding this special meeting. In it I have indicated the two motions that were passed and I did have some discussions with Mr. Raymond and Mr. Hawkshaw, and I pointed out in the last paragraph, since this is a Special Meeting of Council being held to discuss a proposal for Park and Tilford properties, no items may be added to the Agenda. I shall make a slight change to the way this is worded, "unless all members of Council are present" and "no other delegations be heard", because the item on the Agenda is to hear this delegation. To add others, the vote of the members present should be unanimous. We feel that by doing that, we are preserving the process required in this Special Meeting.

I think the best way to get started is for the members of B.C.E. Developers Ltd., to make a brief review of their proposal and then we will go into questions from Council and any questions of members who wish. Who is going to be the spokesman?

Alderman D. Taylor:

Your Worship, from a point of order. Just to understand correctly what it is we are dealing with. I am looking at a copy of the resolutions of the Minutes of September 22, 1986. The resolution, moved by Alderman Kroon and seconded by Alderman Dean, was to consider a further proposal for Park & Tilford Distillery site.

The meeting of October 6, 1986 was to discuss the Official Community Plan amendment and Rezoning Application. Are we discussing something not as yet presented to Council at this point in time, Your Worship?

Mayor J.E. Loucks:

What my understanding is that, 1) they will give a brief review to show us what they did present to us, and Council will ask some questions and may make comments that might indicate intent and if they are thinking of something different then that would be brought forward at this time. There is no wheeling and dealing, there is no negotiating, just clarifying some points and giving an opportunity for members of Council to ask any questions which they think might lead to another proposal. Alderman Braithwaite!

Alderman J. Braithwaite:

Yes, Your Worship. We did receive this memorandum and I know you did indicate you spoke with Mr. Raymond and Mr. Hawkshaw in terms of no delegations. Is this only for the Special Meeting? The usual procedure, if somebody wants to speak and if the majority of Council want to hear them, then we vote for it. Now you are saying it is unanimous, on what basis are you making this memorandum official to this Council?

Mayor J.E. Loucks:

I have instructed you on the ruling made, if you want to challenge the Chair that is your privilege. It is my understanding that because we are hearing a delegation and that is the item on the Agenda then we should not be hearing any other delegations. Mr. Hawkshaw will you clarify?

Mr. B. Hawkshaw:

Thank-you, Your Worship. To assist, reviewing our Procedure By-law, I then refer to Roberts which is referred to in the Procedure By-law with respect to Special Meetings. The wording is in here "restricted at the Special Meeting to hearing only those persons that are specified in the Notice of Motion as such". So it is a meeting with this particular developer and the process is to discuss this particular application. That limits the realm of the Agenda and only with a unanimous vote of members could another person be heard at this meeting because that would be, in effect, adding a delegation to the meeting that was not contemplated when the Notice was first sent out to all the members and was appropriately posted.

Alderman J.B. Braithwaite:

You are saying this is relative to our policy and procedure?

Mr. B. Hawkshaw:

Correct.

Alderman J.B. Braithwaite:

Thank-you.

Mayor J.E. Loucks:

Thank-you. Any other questions? Alright, who is going to be the spokesperson? This will be a quick review of what you have brought before us.

Mr. W. Knowles: (B.C.E. Developers Ltd.)

My name is Wayne Knowles and I am representing B.C.E. Development Corporation. I would like to first thank-you for inviting us to this forum tonight. When we were invited, I wanted to make sure I brought all the people that can answer all the potential questions that could come up tonight. What I would first like to do is introduce those people I have brought with me, if I may?

- 3 -

- Mr. MORTIMER BISTRISKY is the Director of the parent company, owner of the land Schenley Canada Incorporated.
- Mr. JOHN KINNEY is Vice President of Development with Hyland Turnkey Limited who is the owner's representative for this particular site.
- Mr. EARL BROWN is with Overwaitea Foods, representing Save-On-Foods.
- Mr. JIM GREENWOOD is the exclusive agent representing Cineplex Odeon for Western Canada from Greenwood, Roberts & Sell.
- Mr. CLIVE GROUT is principal of the architectural firm Weisman, Dewar, Grout, who is the Architect for this particular project.
- Ms. JANE DURANTE is our Landscape Architect.

We received today, in our office, a letter from your staff requesting information in relation to the maintenance and potential upkeep of the Gardens. Any questions you may have related to that can be answered tonight.

- Mr. BRIAN WALLACE is our Traffic Consultant from N.D. Lea & Associates.

At this time our presentation will be brief because we have been through the plans a number of times now. I would like to ask Mortimer Bistrisky to say a few comments in regards to the ownership of the site.

Mayor J.E. Loucks:

Mr. Bistrisky!

Mr. M. Bistrisky:

Your Worship, Members of Council, on behalf of Park & Tilford we welcome the opportunity to address this Council at this time. When we were apprised of the purpose of this meeting we deemed it of significance to our Corporation as the owners of the property, and therefore the applicant in the rezoning process, to make our views known and to indicate to members of Council our dedication to the project and our desire to cooperate with Council to meet the objectives of all parties. The background, as you undoubtedly are aware, Park & Tilford came to North Vancouver somewhat over 30 years ago in 1954. There was a period of time when the distillery business in Canada was starting a significant upswing and it is statistically known that the 70's was the height of the distillery business. Not just in Canada but throughout the world and all the Canadian distillers were thriving. This led Park & Tilford, in 1972, to start the Park & Tilford Gardens, an investment over the years as I am sure Council is aware, of several million dollars. I would add in passing, the last full year of operations of the Park & Tilford Gardens had a maintenance cost, through our Corporation, that will exceed the cost to us this year, on an annual basis, of putting on, sponsoring and promoting the Schenley Awards which will be held here in Vancouver in the not too distant future. The Company originally was a wholly-owned subsidiary of Schenley Industries, a United States corporation. In 1981, ownership of Schenley Canada became Canadian and in 1983, very early in 1983, the current owners acquired control of Schenley.

Unfortunately for the purchasers, unfortunately for the vendors, the distillery industry, around 1980 and 1981, towards the end of 1981 and on an annual basis every year since 1982, including 1986, there has been a significant erosion of markets throughout the world. In particular whisky, as opposed to white goods, sales of all distilleries have gone down drastically. Companies have been forced to cut back operations. There is not a distillery in Canada that is not under-utilized at this time and because of the transition from various owners and the acquisition of a considerable amount of debt, a rationalization was required and the decision was made because of excess capacity for the foreseeable future, well into the next Century, that the property in North Vancouver unfortunately was redundant to Corporate requirements. Cost efficiencies required the discontinuance of those operations which were done on an orderly basis and consultation with the unions and, unfortunately, the Gardens were put in a state of limbo. We were proud of the Gardens and we thought and think that the people of North Vancouver are proud of the Gardens. We would like to see them maintained. Of course that is a decision that is entirely out of our hands to a fair degree right now. Early in 1983, when the decision was made to discontinue bottling operations in North Vancouver, we retained a local consultant to advise us as to the bottle disposition of the property. The Council might be interested in knowing that the very first thing, our consultant of course being Highland Turnkey with whom you have had dealing with over the last couple of years, was a massive effort to endeavour to find buyers based on industrial usage. The cold, hard reality that we came to was that there is no market, was and still is not a market in North Vancouver for industrial uses for this property. Having tried industrial uses, they considered a research and development type of approach. In this regard, we found ourselves in competition with Government sponsored R & D Parks which have been set up in this Province and it was a competition we could not hope to compete with. The end result was an in depth analysis for a comprehensive development of the property and the only significant market, unfortunately in North Vancouver, is a commercial one. A plan was presented and rejected by this Council. Whilst we have not been directly involved, we did follow the deliberations of Council and took due note of the concerns expressed by various members of Council. In particular, a desire to retain some industrial use, a desire to retain the Gardens and to open them up to the public on a free, non-restrictive basis and, in addition to that, in addition to maintaining the Gardens, to maintaining the green belt along Cotton Road leading to Brooksbank. I mentioned that in passing because one of the proposals presented to us by another developer would have included, as an example, having a fast food operation on the corner of Cotton Road and Brooksbank which we felt was not consistent with the wishes of this Council. We then struck a deal, in June, with B.C.E.D. after having spoken to several local developers because they had a project that we felt met the essential desires expressed at the go-around last year. It is our belief that, with this project, the ten back acres will, with difficulty, but we believe we will be able to attract some industrial use back there and it is our obligation, as the owner, to see that this happens. John Kinney has more specific details of the possibilities. One thing has come across to me, in any event, that some of the potential users on the industrial base have tied in their expressed interest in the property to seeing the front development taking place more or less as currently proposed by B.C.E.D. as a drawing source of people for their purposes as well. An independent industrial application of this property, in our view, is untenable. Either a development, similar to what is being contemplated now, progresses or the land will just stand idle. We respectfully request favourable consideration of Your Worship and members of Council. I personally, am impressed by the B.C.E.D. people and I trust that you will be as well.

Mayor J.E. Loucks:

Did any members of Council wish to ask Mr. Bistrisky questions at this time? Alderman Dean and Alderman Taylor!

Alderman S.J. Dean:

Sir, I did not get what Company you represent?

Mr. M. Bistrisky:

I am Director of Schenley Canada Inc., the parent company of Park & Tilford and another Director and myself have been mandated by our Board to oversee the disposition of the Park & Tilford property.

Mayor J.E. Loucks:

Alderman Taylor!

Alderman D. Taylor:

Yes, Your Worship. First of all I would like to ask the question of whether or not representatives from Art Knapp Nurseries or Broedel Developments is present at the meeting tonight?

Mayor J.E. Loucks:

Are there any members of those forementioned companies present? Yes, there is one present.

Alderman D. Taylor:

From which company?

Mayor J.E. Loucks:

Could you tell us whom you are representing Sir?

Gallery:

Broedel.

Mayor J.E. Loucks:

Do you have any more questions?

Alderman D. Taylor:

Yes, I do, Your Worship. Mr. Bistrisky. As you are probably aware, and I would ask you if you are so, on February 25, 1985, Council passed a resolution which was two part. Second part of which stated as follows:

"Park & Tilford, Schenley and/or their authorized agent be advised that City staff is authorized to enter into negotiations with any proponent who is proposing the commercial development of Park & Tilford Gardens."

My question is, is it or is it not the case that at the time that resolution was passed by this Council that there were terms of agreement between Park & Tilford/Schenley and Broedel Development to proceed with a development that was directly in keeping with the essence and spirit of that particular resolution of Council? In other words an agreement in place to proceed with the development or expressing interest in a development and a rezoning that, in fact, would have seen the commercial rezoning of the Park & Tilford Garden site itself?

Mayor J.E. Loucks:

Could you answer that question?

Mr. M. Bistrisky:

There was indeed an agreement to that effect. That was part and parcel of the application for rezoning which this Council in its wisdom rejected a year ago.

Alderman D. Taylor:

I am not going to argue.

Mayor J.E. Loucks:

I think he asked, "Was there an agreement?" and he said "yes".

Mr. M. Bistrisky:

That agreement was never contemplated just a development with guidance in isolation with the rest of the property.

Mayor J.E. Loucks:

Do you have another question?

Alderman D. Taylor:

May I just clarify a point then? Was the agreement that you had with Broedel itself, the terms of that agreement, ever indicate that they would contemplate a rezoning of the portion of the property which was, in effect, occupied by Park & Tilford?

Mr. M. Bistrisky:

That agreement contemplated a rezoning of the entire 30 acres.

Alderman D. Taylor:

Thank-you.

Mayor J.E. Loucks:

Any other questions? Alderman Braithwaite!

Alderman J.B. Braithwaite:

Your Worship. I am wondering, is Mr. Kinney going to get up and say anything or is he going to answer questions related to Park & Tilford in this proposed industrial development?

Mr. M. Bistrisky:

The current negotiations on the potential industrial development would be Mr. Kinney. He is the one involved.

Alderman J.B. Braithwaite:

What about Park & Tilford? Would you be able to answer questions or would that be related to Mr. Kinney?

Mr. M. Bistrisky:

To the extent I am able to, I would be happy to answer your questions.

Mayor J.E. Loucks:

What I was hoping. I am surprised. I probably was going to hear the developer. I didn't think we were going to hear a justification or an explanation of why. I thought what we were going to hear was a review of the development and members of Council were going to ask question. I would hope, and I meant to say earlier, I think it would be unwise for Council to take any action tonight.

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The point is, this is to have a discussion to see where you are going from here. Council turned down this development from going on to the Advisory Planning Commission. Now, if you wish to ask Mr. Bistrisky a question at this time, Alderman Braithwaite, that is your privilege. I personally feel, and hoped we would have been on to a quick review of what it is they propose to us and we would have discussion on that. It is up to you whether you would like to ask questions.

Alderman J.B. Braithwaite:

It really does not matter. I could do it now or I could wait until I hear from B.C.E. and then I could ask questions relative to this.

Mayor J.E. Loucks:

Well, would you sit down for a moment please? Alderman Blair you have a question or a comment?

Alderman A. Blair:

Yes, Your Worship. It pertains to the history.

Mayor J.E. Loucks:

Do you want to ask a question of Mr. Bistrisky? Well, Alderman Braithwaite had a question and if he wishes to ask in the meantime.

Alderman J.B. Braithwaite:

You did mention in your dissertation that there are possibilities of those ten acres of industrial land to be developed? Is that correct?

Mr. M. Bistrisky:

For the ten acres? We are working in that regard.

Alderman J.B. Braithwaite:

You are working in that regard. You indicated that the feeling you received from these potential developers on the Industrial property is that they would be urging you to get cracking on the commercial developing first. Is that correct?

Mr. M. Bistrisky:

That is correct.

Alderman J.B. Braithwaite:

What was their thinking behind that and why do they have to wait for the commercial development to commit themselves to the industrial development?

Mr. M. Bistrisky:

Mr. Kinney is better able to deal with this. To express an interest in the commercial being approved because this was going to enhance, in his opinion, the value of his property.

Alderman J.B. Braithwaite:

Do you mean to tell me that the deal that you might have struck off with this potential developer, would clearly hinge on the commercial development going through?

Mr. M. Bistrisky:

One particular case I could state that categorically.

Alderman J.B. Braithwaite:

Can you tell me who that developer is?

Mr. M. Bistrisky:

I am not at liberty to do that.

Alderman J.B. Braithwaite:

Not at liberty. Thank-you.

Mayor J.E. Loucks:

Alderman Blair!

Alderman A. Blair:

Yes, Your Worship. In the discussion time you gave this, you mention specifically with reference to the maintenance of the Gardens. You used a phrase, you wanted to maintain the Gardens but it was out of your hands. Some of us think, if you are the owner, the maintenance of the Gardens has to be in your hands and nobody else's. Could you explain what you meant by that please?

Mr. M. Bistrisky:

Yes. Now that we no longer have operations in North Vancouver, we would not deem it in our corporate interest to expend monies to maintain a Garden when we have no presence there. We have no staff. Those Gardens are costly. They are a drawing card, we have nothing to draw people for. If there is to be a redevelopment of that property that includes the Gardens, and the developer can talk to that, that automatically dedicates a significant piece of the property for that purpose. In other words a non revenue aspect which impinges on the value of the rest of the property, negatively in that respect but, on the other hand, it is something we feel we would like to see maintained and, quite frankly, we feel that North Vancouver does as well. We hope this will facilitate the rezoning process.

Mayor J.E. Loucks:

Did you have another question Alderman Blair?

Alderman A. Blair:

Yes, along the same general lines. The people who were maintaining the Gardens at one point. Is there a sunset clause on the activity or has that lapsed?

Mr. M. Bistrisky:

If you are asking me whether they have successor rights?

Alderman A. Blair:

Yes.

Mr. M. Bistrisky:

That is one I really can't get into now. We have received advice of the Council in Vancouver which suggests to us that maybe it has but I am not about to take a stand.

Mayor J.E. Loucks:

Are there any other questions? Mr. Knowles!

Mr. W. Knowles: (B.C.E. Developers Ltd.)

Your Worship, if I may suggest what we would like to do is continue through our presentation.

Mayor J.E. Loucks:

That is what I thought you were going to do.

Mr. W. Knowles:

It won't take very long.

Mayor J.E. Loucks:

I think you can realize that the more speakers you have the more questions.

Mr. W. Knowles:

What I would like to suggest is that we answer all questions after our presentation. If not it will take quite a while. If we just finish off the presentation, I don't think it will take more than 20 minutes.

Mayor J.E. Loucks:

Fine.

Mr. W. Knowles:

I would like to now call on Mr. John Kinney he has been the one representing, as I indicated, the owner of the property and has been marketing the property since 1983. He would just like to make a few comments regarding that aspect of the project.

Mr. J. Kinney: (Hyland Turnkey Limited)

Mayor Loucks and Members of Council. Since we had the last proposal rejected and worked on putting together of a new plan, reflecting some ten acres of industrial, we have been out in the market place trying to find industrial users. We have been working on that since last winter. We have been working very close with major industrial real estate companies. Two of them particularly that have representation both all over North America and world-wide. One of the problems that they have identified, with industrial use in this particular location, is competition elsewhere in the lower mainland and access and exposure. However, we have got some general interest. It is slow in coming. I can't table a proposal or an offer to purchase but I can say that there is some interest from a geotechnical company wishing to store materials on the site. Not hazardous materials, by the way. Another company, a mechanical construction company, is interested in a portion of the site. Another industrial use which Mr. Bistrisky alluded to which, at this point in time, is just a little too early to elaborate upon at their wishes. At the appropriate moment they would very much like to come before you and discuss their plans. That is the extent of our industrial work to date.

Mayor J.E. Loucks:

Thank-you. Mr. Knowles, who is next?

Mr. W. Knowles:

What I would like to do is pass out some brochures. One is a rendering of the concept that was turned down almost a year ago. The other includes a rendering of the new concept we have right now. Both the Architect and myself will briefly take you through those plans.

Mayor J.E. Loucks:

I wonder could you turn it a little bit back of Alderman Braithwaite so that members of Council here can see it? Just tilt a little that way then maybe some of the people in the Gallery can see.

Mr. W. Knowles:

What the brochure indicates is a rendering of what you see right here and have included also a larger rendering of the plan of the project which was turned down a year ago. There have been a number of significant changes to these plans that was developed last year and encompassed the full 30 acre site. The most significant thing is that we have reduced the site from, as far as commercial goes, 30 acres to 20 acres of which, because of the Gardens which encompass just over 3 acres and because of the green belt on the corner of Brooksbank and Cotton which incorporates over an acre, we end up with 16 usable acres of property. Our agreement with the owners of the property is 20 acres which includes the development of the Gardens. The other major change we have made is eliminated the K-Mart Department Store which was in the plans a year ago. It became very clear that Council and Planners did not want a department store of a quality of the K-Mart and we made it our wish to eliminate that. That also affected the overall merchandising mix at the centre. It is no longer going to be a fashion oriented centre. What it is going to end up being is a service community type shopping centre. People will go there once a week for their services versus once a month when people go to places like Capilano Mall. We have also relocated the theatres. In our plans that incorporated the 30 acres, we had our theatres at the back corner of the site. Staff indicated to us that they were concerned about people getting out of the theatres at night and walking across the parking lot. We relocated the theatres to the front corner on Brooksbank and Cotton and are now in 3,000 square feet. By relocating the theatres to that front corner, what we did is eliminated the Festival Market component which was some 75,000 square feet which would be in direct competition with Lonsdale Quay. That is no longer there and that is going to be replaced by theatres. Interestingly enough, since we were turned down a year ago, both Lonsdale Quay and Capilano Mall have opened. The expansion of Capilano Mall is now virtually 100% leased and Lonsdale Quay is well on its way to being 100% leased. The other significant change, and I will let the architect go into more detail, is that we have opened up the Gardens. The previous plans in the large rendering, to get to the Gardens you had to go through a major retail complex. Although the Gardens would be free at that time, you had to go through a bunch of retail space to get to them. We opened the Gardens up right into the parking lot and tried to take the Gardens out into the parking lot as you can see in the large rendering. As before, the Gardens would remain free of charge. The other significant change in the last twelve months, is the industrial land available around our site. P.P.G. Glass is now listed with a major real estate company here in Vancouver. They have three acres available for sale. The Kodak land that was available across the street on Brooksbank was to be developed and that never was developed and it is still available for sale. What I would like to do now is ask our Architect to briefly take you through the plans and that is the end of our formal presentation. We would be more than pleased to answer any questions and if I could take the questions and direct them to the proper people, that is the format I would like to follow if that is appropriate?

Mayor J.E. Loucks:

Mr. Grout!

Mr. C. Grout:

(Inaudible)

Mayor J.E. Loucks:

Could we give him a microphone please?

Mr. C. Grout:

Let me start where Wayne has left off in terms of just the organization of the site and the elements. This is a 245,000 ft development now on approximately 20 acres. The Park & Tilford Gardens is here and we have in fact, as Wayne mentioned, taken the C.R.U.'s away from that and opened and integrated it with the core parking. I might add that we have also expanded the Gardens in this area approximately another one third of an acre. There is an additional area that we will build as small plaza and piazza and we have tried then to make a focus here as a focal point for the internal organization of the site. Also leading, as you can see on the drawing by the colour on the road, through to the pedestrian routes which pick up both from Brooksbank; from the major anchors of the cinema and the foodstore and also through the internal road; through a gateway which would relate to the developed industrial areas because ultimately this development, I think, must be seen as the comprehensive and industrial zoned use and the commercial feeding and building on each other. We have focused all the elements around the parking. There are 1100 parking stalls. We have, as we tried in the previous scheme, accorded the parking into effectively three large zones divided by the major circulation into tree-lined routes. In bringing the theatres forward, we have been able to, I think, eliminate the necessity to bring transit into the centre and through the centre which will allow us to control that interior environment. We have also attempted to, along Brooksbank, have in a sense a street edge, a street wall physically built of a series of free standing elements that will, in fact, design this space and not just have a great hole in it. The character of the development is still much the way we had originally proposed architecturally and that is effectively picking up on a covered walkway system, a pattern of awnings and canopies, hanging baskets, carefully done signs and the ability to highlight, in a fairly non-conventional way, the entrance to the theatre which would in fact be a fairly theatrical building, in terms of image and also the foodstore which we have assurances here we can develop that facade in a rather more imaginative way than most of the Overwaites that you have seen and certainly in keeping with the development. We have also attempted to keep the large use, the foodstore at the rear portion of the site and it is effectively the corner of the site so that we can have active facades right through this. There is no sense in talking of Gardens and the interaction if we have, in fact, got long blank stretches. Also one of the benefits actually that has come from reducing the scale, is that we now have a much tighter activity and the ability to meaningfully now link the Gardens into the project. This, in terms of traffic and access, we have a major access on Brooksbank. There is a service access maintained here and we will still be having an access, although this rendering does not show it, in through beside the food store here so that we are distributing our traffic evenly and that can be discussed further. I might also add, in terms of activity on the Gardens, rather than just focus the Garden solely on the parking, we have also been able to organize the C.R.U.'s so that this edge, as you can see here, is active and effective marketing and relates to the Gardens and similarly the building of a restaurant and the activities on this side. The Gardens will be an active and an integral part of the development as envisioned. I think that sufficient to give you the overview.

Mayor J.E. Loucks:

Is that the end of the presentation?

Mr. C. Grout:

That is the end of our formal presentation.

Mayor J.E. Loucks:

If members of Council have questions, you will refer them to the appropriate person. Are there any members of Council? I have one question I would like to start off with and I have a question marked 'traffic' and 'customers'. Could some member of your group outline where you expect to get most of your customers from and, secondly, what studies if any, have you done about traffic? I think you realize there are two bridges that cross Lynn Creek and they, at times, seem to be overloaded and I would like to know what studies, what ideas, you have about traffic?

Mr. W. Knowles:

What I would like to do is call on Mr. Brian Wallace from N.D. Lea, Traffic Consultants. I would like to make one comment regarding traffic on my own if I could. The Save-On foodstore, that is currently in the District of North Vancouver on Marine Drive, is 46,000 square feet. That entire shopping centre has 350 parking stalls and, in my opinion, is not well planned because of the traffic congestion and that creates, out of the 350 parking stalls, 30 are underground and 30 are behind the shopping centre itself. They only have 290 effective stalls. We brought 1100 stalls right here all on the surface, right on the front of the shops. I would like to call on Mr. Wallace to answer any questions you may have regarding the actual traffic count etc., and where traffic will be coming and I will answer the questions on where the traffic is going to come.

Mayor J.E. Loucks:

Thank-you. Mr. Wallace! Mr. Hawkshaw could we not move that microphone which is not doing anything, move it over there? Go ahead Mr. Wallace.

Mr. B. Wallace:

Your Worship, in terms of access, directional access to the complex, there will be four principle accesses. There will be the East bound traffic on Cotton Drive, there will be the West bound traffic and there will be the Mountain Highway corridor that would be to the Northern service area and there will be a flow on the Keith Road corridor. The indications, at this time, are that the West bound one will start to change from a heavy orientation from the Cotton to the Keith Road and, as you have mentioned, that has some implication for the bridge near the North Shore Winter Club and it also has some impacts in terms of the far side and the recent improvement by the Highways. But those are not from the impacts that are going to result in significant traffic problems. The access system, in terms of splitting the access, some Cotton and from Brooksbank, will allow Brooksbank, which is a very under-utilized Street at the present time, because it essentially is discontinuous. South of Cotton it is serving the industrial area and with the 'T' intersection at Keith Road, it has a much higher level of service. It is operating at a much higher level of service than Cotton itself so we would expect the bulk of the in and out activity to take place on Brooksbank and that traffic would then distribute, depending on its ultimate destination, to Cotton and Keith Road. During the first development concept for the whole site, we prepared a traffic study that was submitted to the Engineering Department and reviewed and then modified. In terms of some choices of access systems, the Engineering Department expressed a preference for a particular arrangement. That was the arrangement that was developed for that original full site concept. With this particular site, representing something in the order of three quarters of that development, we are essentially talking about those same improvements. Consequently we are having an access system that has to handle somewhat less traffic and will, in effect, produce a higher level of service for the facility with relatively little negative impacts on Cotton Road. The Ministry of Highways are changing the access to the Second Narrows Bridge. Those could have significant impact in relieving this particular corridor here but the timing of those are very uncertain but, in terms of the current context, the scaled down version can be handled quite adequately on the existing system.

Mayor J.E. Loucks:

Thank-you.

Mr. W. Knowles:

As far as customers go we consider our total trade area, for this particular development, is 145,000 people. That includes all of the North Shore and the Northern ends of Burnaby and Vancouver. My belief is that the majority of our customers, based on the type of shopping centre that we are now developing, is more community service oriented as opposed to one which was turned down last year. I think a lot of the customers will come from the East of Lonsdale right through to Deep Cove.

Mayor J.E. Loucks:

Thank-you. Any other members of Council have a question?
Alderman Braithwaite!

Alderman J.B. Braithwaite:

It is very difficult to respond to a traffic expert that gives generalities in terms of traffic flow and, since this new concept has been developed, I would assume you have been in consultation with our Engineering Department? Is that correct or not?

Mr. B. Wallace:

(Inaudible)

Alderman J.B. Braithwaite:

You have not. The other question I want to know. You indicated that your feeling of this weekly service centre, that is what you are calling it, I don't call it that but that is what you are calling it, will be seeking customers, if you want to call it that, from Lonsdale, Burnaby and as far as Deep Cove. Is that correct?

Mr. W. Knowles:

What I said is that is where I think the majority of our customers will come from. We consider our market area for this development is all of the North Shore right through to Horseshoe Bay.

Alderman J.B. Braithwaite:

You mentioned Burnaby, why are you indicating that?

Mr. W. Knowles:

Just because there is a close proximity of the Second Narrows Bridge to parts of Burnaby.

Alderman J.B. Braithwaite:

You are hopeful that this centre can serve Burnaby or the Western part of Burnaby and East Vancouver, is that correct?

Mr. W. Knowles:

I think we will draw some customers from that part of town, yes.

Alderman J.B. Braithwaite:

I don't imagine or I am not assuming but I don't want to imagine you have thought of any kind of economic impact on other areas in this City and District relative to this centre going in this particular location?

Mr. W. Knowles:

Yes, we have. We, as well as you, don't want the Centre that's empty on opening day. We want to be able to lease that. That is how we make a return on our money. I think the evidence of Capilano Mall being fully leased and the huge success of Lonsdale Quay is indicative that there is a market that is still available on the North Shore.

Alderman J.B. Braithwaite:

You probably have not been speaking to some of the merchants that I have been speaking to at Lonsdale Quay. It is not as heartening as you think it is. That is beside the point. My feeling here is, if this particular 81,000 square feet of area of Overwaitea, is that right, not Save-On but Overwaitea, is that correct?

Mr. W. Knowles:

No, it is Save-On. Save-On is a division of Overwaitea.

Alderman J.B. Braithwaite:

If this 81,000 square feet is going in, what will happen to the Save-On in the District?

Mr. W. Knowles:

I think the best way to answer that is the representative from Save-On, Mr. Earl Brown.

Mayor J.E. Loucks:

Could you come up to the microphone because we are recording this?

Mr. E. Brown:

Your Worship and Council. Our store in North Vancouver from opening day has been a tremendous success. Due to the pressures being felt on the store, we have recently expanded that store. We have taken over the drugstore now in order to accommodate more products that consumers are basically demanding in North Vancouver. We feel that an additional store over on the North Shore, in this area, will alleviate some of the pressures that we are facing in our other store. We feel that, at the present time, there is 100,000 square feet of additional space to be put into the North Shore area of which this store would be 75,000 square feet. I think it should be realized that the food store is 75,000 square feet but we are no longer just a food store. Of that space approximately 35,000 square feet is for drugstore items, bookstore items and general merchandise. Basically, it is just an average foodstore that we have now. This is the one-stop shopping concept.

Alderman J.B. Braithwaite:

I want to ask a couple of more questions. The rest of the commercial development there, what are we talking about. How many? I am not talking about the restaurant or the gas pump but other kinds of retail.

Mr. W. Knowles:

There is going to be a 100,000 square feet of additional space.

Alderman J.B. Braithwaite:

I don't want square feet I want individual retail. Are we talking 80 stores or 10 stores?

Mr. W. Knowles:

At 90,000 square feet there will be 30 to 40 stores depending on size obviously. Today's stores are getting smaller and smaller but, in this particular development, there will be a number of large users. If you want I could read through the list to give you an idea of the flavour of what we are trying to create. A garden store, a liquor store, these are all big users, the restaurants, the financial institution - trust company or a bank, a dry cleaner, a convenience store, video, insurance, travel agency, photo, electronic, records, gas bar, hairstyling, pub, card and gift, kitchen shop, fabrics, large toy store and a baker. That is the kind of use. As you can see going through that list, there is not a lot of fashion tenants. This type of setup, fashion tenants don't want be at because there is convenience there.

Mayor J.E. Loucks:

Finished Alderman Braithwaite? Alderman Blair, you have some questions?

Alderman A. Blair:

Through you, Your Worship. With respect to the traffic use, you pointed out that there were spaces for 1100 cars. It isn't so much storing them on site. The problem on Marine Drive is when, at closing time from Park Royal, you see traffic congestion problems. The problems is just flow and not storage or inventory. Could you, or your traffic chap, address that please?

Mr. W. Knowles:

Yes. That is a major concern and we spend a lot of time on internal traffic flows.

Mayor J.E. Loucks:

We would like to have you come down to the microphone. We are recording the meeting.

Mr. B. Wallace:

Your Worship, as I mentioned before, the egress or the dealing with the exiting from the centre, in terms of the amount of traffic that would come out in the peak hour, the new traffic that would be added to the street system in the peak hour on a week day, in the 4:00 - 6:00 p.m. period, in the peak 60 minutes, would be approximately between 500-600 trips and that is somewhat dependent on the actual mix of tenants that go into the smaller units, not foodstores so much or the cinemas. Those vehicles will distribute again in a number of directions and, in the afternoon, some of the direction on the street are in the off peak direction because it is the opposite direction to some of the major commuter flows and, consequently, there is additional room for that traffic on the street system. In terms of the arrivals at the centre at that time in the afternoon, there are also volumes arriving in the same order of magnitude and, again, some of those are in the off peak directions. In terms of the peak direction, for example the East bound on Cotton Road many of the centre users, will be part of that traffic stream that is already on the street system. Because the facility is there, it has been shown in a number of studies that any where from 20-45% of the traffic going into a facility like this, is traffic that is already passing by on one of the frontage streets. It is, in effect, diverted into the centre and then back out onto the street system so it is not additional traffic. It is part of the traffic stream that is going by in any event. Again the new trip does have a combination of access routes, some of which are in off peak direction, some of which are adding to the traffic loads and one of the outcomes of the discussions, with the Engineering Department on the first go around, was the provision of secondary access on Cotton Drive to relieve the Cotton/Brooksbank inter-section.

Mayor J.E. Loucks:

Any other questions Alderman Blair?

Alderman A.B. Blair:

Yes, Your Worship. I guess a follow-up on the proposition that the majority of the traffic would be coming out on Brooksbank, assuming 600 per hour, and I realize it is extremely treacherous to use numbers like this but that sounds like 1 every 6 seconds. Assuming half the traffic is coming out on Brooksbank, that is 1 every 12 seconds, at that kind of interval, I would have thought it would have been almost impossible to get out. Is there going to be some kind of traffic problem there?

Mr. B. Wallace:

No definitely not on Brooksbank because of the very, very low volume that is on there at the moment. In terms of the traditional traffic engineering of how the streets are working, there is a range of A - F and the example, at 2:00 in the morning on the Lions Gate Bridge, that's Level A, at 4:00 in the afternoon that is F+. This particular street is operating in the D, E and F at various times. This one is operating at an A + situation. The left turn into the facility, in discussions with the Engineering Department, we are providing left turn slots so they will not affect anybody that is actually wanting to go through on the street. It turns out that the proposal is that there be a signal at Brooksbank/Keith, and the existing signal here. So those two signals do create gaps in this relatively low volume so they will have plenty of opportunity to exit. In many of the cases, they have the opportunity to either exit via right turns or exit left turns. Now in similar size facilities around, with this kind of an arrangement of signals that close, there generally isn't a problem if the street is that under-utilized. The one definite facility we can't provide is exiting out onto Cotton and turning left. That would have to be via a signalized intersection and that is something that was contemplated as part of a rearrangement of access to this property and the C.N. worksyard in the previous scheme. That, at the present time, is not contemplated so the access out has to be utilizing that intersection. Because of Brooksbank, it is very under-utilized by its nature. That is again one of the reasons for the major access points on that side of the centre.

Mayor J.E. Loucks:

Any further questions, Alderman Blair?

Alderman A.B. Blair:

Not at this time, Your Worship.

Mayor J.E. Loucks:

Alderman Taylor and Alderman Hall!

Alderman D. Taylor:

Yes, Your Worship. Your Worship, I must have some misunderstanding of what the purpose of tonight's meeting was? I understood that, first of all to restate the facts, on September 22nd, I believe it was, there was a resolution of Council to send an application from Park & Tilford to the Advisory Planning Commission. That resolution failed by a vote of 3 - 3. Subsequently, there was a resolution by Alderman Kroon and Alderman Dean that the B.C.E. Development Corporation be requested to meet with Council to consider the further proposal for the Park & Tilford Distillery site. Next on October 6th, we decided that we would, and this resolution was carried which was moved by myself and seconded by Alderman Kroon, have a meeting. The purpose of the meeting was to discuss the Official Community Plan amendment and rezoning application for Park & Tilford properties.

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It was my understanding that: 1) we do not have a rezoning that Council so far has been willing to forward to any further point in the process, and 2) we have clearly stated objectives from the point of view of the City of the kind of purchase that we wish to consider in the area that is presently zoned industrial and presently owned by Park & Tilford Distillery. We have enumerated a number of studies from staff, the problems concerned with conflict in the area, erosion of industrial land and the impact on the existing properties. We have statements of objectives from the North Shore Economic Development Committee and their efforts to encourage the retention and growth of industrial property in North Vancouver. Concerns from the District of North Vancouver regarding a change in zoning to commercial and the traffic impact on the area and, therefore, that affecting the District. We have the City's Industrial Area Studies, produced over two years' ago, that state the objectives to retain this plan for industrial purposes. We have a motion from Council of February 1985, which states that we are willing to consider Commercial application that deals with the Park & Tilford Garden site. My question is, when are we going to see the further input from B.C.E. that deals with the issue of addressing itself to the Official Community Plan and the stated policies and objectives and concerns from the staff and Council of the City of North Vancouver?

Mayor J.E. Loucks:

Well, Alderman Taylor. I think that is in the hands of Council. The purpose of this meeting, and the wording here may be unfortunate, was for members to ask questions. Now I have heard them ask questions. I have asked one or two. I thought there would be others who would be asking questions to see 1) whether there were some other purposes that they would like to see there. The developers have presented what they put forward before. The ball is in your court. If you have any questions you wish to ask such as would they consider 15 acres, would it be viable if they had 15 acres in industrial, or if you have some questions like that, then now is the time to ask them. I don't think we should be debating it tonight. I think we should be seeking a discussion, trying some ideas out. We are not negotiating with them. They have made a point already about industrial land. I thought there would be more questions from some of you and I am disappointed I have not heard more.

Alderman D. Taylor:

The first question I would like answered, both from Mr. Knowles from B.C.E. and from the representative of Park & Tilford and that is, do they intend to put before Council an application which complies with the resolution of Council of February 25, 1985? To propose a rezoning application that would see the redevelopment of the Park & Tilford Garden site as a commercial property?

Mayor J.E. Loucks:

Would you clarify?

Alderman D. Taylor:

Would either B.C.E. or the owner, do they intend to come to Council with an application that complies with the intent of the resolution of Council February 25th, 1985?

Mayor J.E. Loucks:

The February 25th, 1985 was asking for?

Alderman D. Taylor:

That Park & Tilford be advised that City staff is authorized to enter into negotiations with any proponent who is proposing commercial development of Park & Tilford Gardens.

Mr. W. Knowles:

Alderman Taylor, I guess, I am a little confused too. I was under the impression tonight, and we were invited by your Staff through Council, with a written invitation to show up before you here tonight. I have assembled a lot of people to come from out of town and in town. I guess where I am confused is that, I was under the impression that we were here through your request from staff to answer the questions regarding our proposal.

Mayor J.E. Loucks:

That was my understanding and people want to ask and probe deeper that they could do so.

Alderman D. Taylor:

Your Worship, in answer to my question from either Mr. Knowles or Park & Tilford?

Mayor J.E. Loucks:

I think the answer is apparent. They are not intending to put forward what we asked for in 1985. That is evident. Now do you have another question?

Alderman D. Taylor:

I do but I will save it for later.

Mayor J.E. Loucks:

I have a speaking order here of Alderman Hall, Alderman Dean and Alderman Kroon.

Alderman R. Hall:

We have not talked too much tonight about the one portion of the development interesting most of the people of North Vancouver and that is the Gardens themselves. I wonder if we could here from Jane Durante, your Consultant, to talk about the Gardens and what is going to be done there? How are they going to be restored?

Ms. J. Durante:

Your Worship and Council. So far we have done preliminary investigations of what restoration is necessary and put forward a schedule of management and construction to implement that restoration. Our concern obviously is that it needs to be done and the work needs to be underway immediately. This summer has been fairly detrimental to the Gardens with no maintenance. We have put some very preliminary figures together for what it will cost to do that. An absolute minimum of about \$195,000, I think you have my letter. The reality is probably closer to \$300,000 but this will only be told when we have been through the processes and detailed investigation. Does that answer your question?

Alderman R. Hall:

How will these Gardens differ from the old Gardens? Would they be the same or would they be improved? As they say new and improved.

Ms. J. Durante:

I guess the word restoration implies similarity to what they were before. They obviously are never going to be exactly the same. Things like statues have disappeared over time and that sort of thing. The attempt would be to restore the intent as closely as possible and expand it as the drawing shows right into the shopping centre.

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Alderman S.J. Dean:

Actually my question also was to do with the park. Could you tell me what is the acreage of the park as they exist now and what will the acreage be of the newly planned park?

Ms. J. Durante:

Off the top of my head, I would say that they are probably greater.

Mr. W. Knowles:

I believe they are about three acres at the moment and they will be expanding probably over here.

Alderman S.J. Dean:

In other words, will the park be as large as it was formerly?

Ms. J. Durante:

Larger.

Alderman S.J. Dean:

I don't know who would like to answer this question but Park & Tilford always had a room, a beautiful room, available for community use and I was just wondering whether you are contemplating on doing something for the community?

Mr. W. Knowles:

That room that always was for community use will remain and will remain as the use it once was. When Park & Tilford had the Gardens actively open it was used on a very consistent basis all the time. We also plan on having formal areas where choirs and get-togethers can come and display their materials or their skills as well as a lot of areas where we will have wedding presentations available.

Mayor J.E. Loucks:

Alderman Kroon!

Alderman E. Kroon:

Well maybe we should ask some questions about the economics of this thing? Going back to when the original presentation was made which was for a commercial centre covering 30 acres and with a few strokes of the pen, you have been able to delete 10 acres of commercial and take out some building space. Now, all of a sudden, there is 20 acres being viable from your present status. That is 20 acres being a viable entity yet there is great concern for the traffic I think is going to be generated, especially with Save-On-Foods. I think it is going to be a drawing card. The basic question would be, if Save-On-Foods were not to go into this location, would that Commercial entity be viable at all?

Mr. W. Knowles:

No, it would not. The reason being that Save-On-Foods attracts retailers that developers get a return on their money for. The reality of this situation is, the reason that the economics work on 30 acres versus 20 acres in any shopping centre no matter what it is, the large users i.e. department stores, are usually just to pass through as far as the developer is concerned regarding economics. When we eliminated the large K-Mart department store, that freed up the ten acres and made it available to put a 20 acre development on the site.

Alderman E. Kroon:

We have 30 acres now of industrial land, to retain 10 acres is still a little bit of tokenism. Why would even shrinking the commercial presentation to say 12 - 15 acres not be successful and still having a substantial industrial tract of land there? It is not necessarily my intent to see that that industrial land has to be occupied by one tenant. You could have three, five acre industrial site lots and try and hit the market a little wider and get three tenants instead of trying to flog the whole thing to one.

Mr. W. Knowles:

We certainly could if there was a demand for that. As far as the economics go, the question on why we shrunk from 20 acres commercial and will work on 15 acres. This site is very unique. I know of no other shopping centre in North America with three acre gardens and the cost of maintaining that, which is passed on to the tenants, and the large acre plus on the corner of Brooksbank and Cotton that remains a green belt creating over four acres of landscaping. What we end up with is 16 acres of usable land which we can put a commercial development on and with the amount of parking that we have to require for tenants and for the By-laws that regulate the City of North Vancouver, you don't end up with that much commercial development. It is a relatively small 233,000 square foot strip shopping centre.

Mayor J.E. Loucks:

Any further questions Alderman Kroon?

Alderman E. Kroon:

Well looking further to the industrial uses, because I am concerned that the Gardens is the attraction for you to make this commercial application because as you are saying that makes it viable and that makes it possible to put the Gardens and have the tenants and the users pay for that, however, we only leave 10 acres as industrial and Mr. Kinney is not able to put a package together. In a couple of years from now we are going to get pressured to say, well we can't flog this property for industrial, maybe we should turn it over and do a further commercial expansion. Is it not possible to create, before we are even prepared to approve a commercial use for this site or any portion of this site, that you could bring before us a transition plan so that here we have 15 acres commercial, 5 acres industrial and we have an industrial user for that? He is a clean user, a high tech firm, a computer research facility, something that creates a larger employment base.

Mr. W. Knowles:

Again, because of the large user that is going to create the shopping centre, i.e. theatres and Save-On. These are the ones who will bring small retailers to the mall. You just can't shrink the site, I don't think any more than we can. We are only using 16 acres. If we are able to eliminate the Gardens and use 4 acres then your argument I say stands. But the Gardens are an integral part of the whole development.

Mayor J.E. Loucks:

Any other questions Alderman Kroon?

Alderman E. Kroon:

No, not at the moment.

Mayor J.E. Loucks:

Alderman Taylor do you have a question at this time? Alderman Blair you had a question.

Alderman A.B. Blair:

One of the, perhaps, through you to Mr. Knowles. What the gleams in the eye of some members would be that there would be some way that the City, at no real cost to itself, could obtain the Gardens and run them. etc. etc. If that was the situation, and you had, if you like, 26 give or take acres left, what kind of split commercial/industrial would you need if you were relieved of the burden of looking after the Gardens?

Mr. W. Knowles:

If the City was to buy the Gardens and maintain them at their own cost?

Alderman A.B. Blair:

Yes. That is a hypothetical question I know I am asking you. Don't debate the hypothetical just the split commercial/industrial and what's left?

Mr. W. Knowles:

That is a real tough question but, off the top of my head, I could say you could do a 50/50 split.

Mayor J.E. Loucks:

Alderman Hall!

Alderman R. Hall:

Mr. Knowles you have been talking about this 20 acres and 10 acres industrial. You are going to operate the entire 30 acres are you, your Company? Or are you just doing the 20 acres?

Mr. W. Knowles:

We are doing the 20 acres. We are not industrial developers.

Alderman R. Hall:

In other words, you are not going to purchase the other 10 acres?

Mr. W. Knowles:

No we are not.

Mayor J.E. Loucks:

Any other questions Alderman Hall?

Alderman R. Hall:

Yes. Are we getting an application to rezone the entire area?

Mr. W. Knowles:

Our application is to rezone the 20 acres under what I would call now Comprehensive Development which would leave 10 acres remaining as industrial in current zoning M-3.

Mayor J.E. Loucks:

Any other questions? Alderman Kroon!

Alderman E. Kroon:

Because the Save-On-Foods is going to be the major drawing card, maybe we could ask the gentleman from Save-On-Foods some questions? In your Marine Drive store, what kind of people traffic are you generating? How many people do you think you bring through in a day?

Mr. E. Brown:

To answer that question on a weekly basis, we are looking at about 20,000 customers per week.

Alderman E. Kroon:

That is from 8:00 a.m. until 12 midnight? Is it proposed, if the store goes into this location, it will have those similar hours?

Mr. E. Brown:

Yes, we are proposing the same hours.

Alderman E. Kroon:

In your studies for mega-type store, what kind of people traffic are you anticipating? You have double the space, are you looking at 40,000 people per week?

Mr. E. Brown:

We are looking at approximately the same number of customers if not less at this location.

Alderman E. Kroon:

20,000 or less?

Mr. E. Brown:

Right.

Alderman E. Kroon:

Why would this store make sense less?

Mr. E. Brown:

The other store in North Vancouver is such a tremendous success that it is not able to handle, properly, the 20,000 customers we have right now and the people in the North Shore are asking for another store to alleviate some of the pressures and the hassles of parking etc. We have done our studies and it is shown that we know where our customers are coming from. They are coming from the City of North Vancouver, approximately 25%, Lynn Valley is roughly 15%, Deep Cove is around another 10%, Vancouver/Burnaby is another 15%.

Alderman E. Kroon:

Where is the other 40% coming from?

Mr. E. Brown:

The other 40% is basically from West Vancouver area and area North of our store.

Mayor J.E. Loucks:

Any other questions Alderman Kroon?

Alderman E. Kroon:

No, that's all.

Mayor J.E. Loucks:

Alderman Taylor have you got your questions ready?

Alderman D. Taylor:

One for Mr. Brown while he is up. Supposing the store went in and, of course I am thinking of the immediate impact, the shoppers in the area would likely be on existing stores in the Lonsdale area, Lynn Valley centre. Has any thought been given to the impact of a new store if other stores were located in the District of North Vancouver? I am thinking then Maplewood, immediately to the other side of the Highway and, perhaps, even Parkgate up near Mount Seymour. In other words that would serve the Deep Cove area and the Seymour areas.

Mr. E. Brown:

We have looked at those areas for a Save-On-Store and, at the present time, we don't feel there is sufficient number of people to support a store.

Alderman D. Taylor:

You are not concerned about competition from either of those two sites, locating a food store?

Mr. E. Brown:

No, we are not. We are basically answering the demands of our existing customers.

Mayor J.E. Loucks:

Any other questions Alderman Taylor?

Alderman D. Taylor:

Thank-you, not of Mr. Brown, Your Worship.

Mayor J.E. Loucks:

Alderman Kroon!

Alderman E. Kroon:

Because there is no large food store in the foreseeable future in the neighbourhood, but let's say there would be within a few miles of that location, another foodstore/retailer that would seriously impact the viability of your stores, you have 80,000 square feet and only 20,000 people per week going through it?

Mr. E. Brown:

That basically comes down to merchandising and as long as we are answering the needs of consumers then we feel that's where we can draw.

Alderman E. Kroon:

That's the market place?

Mr. E. Brown:

That's right.

Mayor J.E. Loucks:

Any other questions Alderman Kroon?

Alderman E. Kroon:

No.

Mayor J.E. Loucks:

My own feeling is that we were not intending to go on all night. If Council have any more questions, we should have and then if you Mr. Knowles or members of your group have any questions you wish to ask then I think we should have them asked. Alderman Blair!

Alderman A.B. Blair:

Yes, through you to Mr. Brown. Did I understand you say that Save-On was basically interested in only two stores on the North Shore? That it would not be interested in putting one out at Parkgate, even if it had two already?

Mr. E. Brown:

At the present time, we would not consider three stores over in the North Shore.

Alderman A.B. Blair:

Thank-you.

Mayor J.E. Loucks:

Any other questions? Alderman Kroon!

Alderman E. Kroon:

Through you to Mr. Knowles. If the commercial site was to be consolidated some more and let's use this 50/50 split, and you are responsible for the Garden area, is there any additional use that you could put on that site that you think would be compatible? Although this is not a typical, covered shopping mall this is a strip mall with your walkways etc, is there any potential for some small office space?

Mr. W. Knowles:

Just to clarify the preface of this question. What I said was that 50/50 split, assuming that the City would take control of the management and maintenance of the Gardens, then we could split 50/50.

Alderman E. Kroon:

Let me put it to you this way. If it was split 50/50 and you still had that responsibility, could you introduce another use into that commercial space, into that commercial zoning and make the mix and make it viable? What other use could you conceive being down there?

Mr. W. Knowles:

I can't conceive any other use being down there. There is no market for industrial and there is certainly no market for office space.

Mayor J.E. Loucks:

Any other questions? Alderman Taylor!

Alderman D. Taylor:

Yes, Your Worship, I have another question for Mr. Bistrisky. I am still confused by some of the history as it relates to this site and this project. In your presentation, you made the comment that Hyland Turnkey was brought on board to market the property early on, basically a three year tenure with you. You commented that a massive effort was made by Hyland Turnkey to market the property industrially.

The reason I am having difficulty with this is, first of all, I understand that an agreement came into being with one of the participants in the latterly proposed application that failed. An agreement in October of 1984, with I believe it was Broedel at that time, to participate in the redevelopment proposal and, secondly from the months as I recall from March to roughly November of 1984, before the notice of closure, Park & Tilford was still talking to the City about a possible Land swap for the Gardens and Garden area. What I still would like clarified, is when did this massive effort for marketing the land industrial take place and what offers did you receive? What was the nature of them and what were they?

Mr. W. Knowles:

There were absolutely no offers at all for industrial usage in 1983 when Hyland concentrated in that area.

Alderman D. Taylor:

It was 1983 there was contact in that area?

Mr. W. Knowles:

That is correct and there has not been a single offer. I could point out, it is rather interesting that because of these hearings and other matters, it has been known that the property is for sale and Vancouver developers have my name. I have had phone calls back home re the property and they have all been commercial, not a single industrial call has come through.

Alderman D. Taylor:

May I ask as you a more hypothetical question and it relates again to the impact of this? With respect to the fact that commercial redevelopment has come forward, despite the fact there has been considerable resistance of the past Council to that proposal that was eventually rejected in 1985, given that there is considerable resistance to a commercial rezoning in the area as evidenced by the Reports I cited earlier to the Mayor of various studies which have been done in the area, the objectives of the Community Plan, voiced concerns on Council, and the District of North Vancouver, etc. What I am curious about is, would you reasonably expect, as long as Park & Tilford was interested in the rezoning to commercial, that the land could be marketed industrial, as long as there is a rezoning application pending?

Mr. W. Knowles:

I think, Alderman Taylor, the answer to your question could be put in very simple economic terms. Whilst there is general consensus that commercial rezoning is more interesting to a developer than industrial, the fact of the matter is we would have been much further ahead of the game if there was an industrial base demand in North Vancouver. To have sold the property in 1983 industrially at a lower rate than we can get for a portion of the property commercially now because the difference in rate will in no way compensate us for the loss, the time and cost of money in relation thereto. We calculated that it costs us approximately a million-and-a-half per year in equivalent of interest charge for every year that has gone by in that interval. We will never recoup that money no matter what this Council does. The bottom line is, there is not a demand for industrial use. As industrial land it will basically stay vacant as it is now, indefinitely.

Alderman D. Taylor:

Obviously what you are saying, if I understand you correctly, the objectives of the City and various consultants on this subject are off base and out of whack?

Mr. W. Knowles:

In the foreseeable future, there is no hope for a significant industrial development in the City of North Vancouver. As I understand it, there is lots of industrial land available and there is no market for it. We have considered the possibilities that you have suggested of parcelling it and siphoning up as one of the Alderman suggested and the market is not there. The 10 acres that we are endeavouring to develop is not intended to one user because there is no one user for ten acres. It will be two, three or four users.

Alderman D. Taylor:

Thank-you.

Mayor J.E. Loucks:

Alderman Kroon, Alderman Braithwaite, Alderman Hall.

Alderman E. Kroon:

I think what I said a few weeks ago is what was my concern with the word and the use of the wording 'industrial' and because this has been more or less used as a heavy industrial site and some of the definitions of dirt and noise and pollution associated with that word industrial. Are those the types of industrial uses that you would be marketing this property for, like bulk, heavy use?

Mr. M. Bistrisky:

Quite frankly Alderman Kroon, any industrial user who has a need for 1, 4, 5 acres, if you will, complies with the existing zoning requirement, would be acceptable as far as we are concerned. Now we will change that emphasis on the word industrial and we go through to say the new, clean industry, the high tech, that type of industry that has a much greater office component through storage and manufacturing and warehousing. In other words we are talking a totally different concept. We, through Hyland back in 1984, looked at the R & D potential. This is, I believe, what you are talking about now and it is an unfortunate fact, this particular property and I suggest for North Vancouver in general, that the Governments, Municipalities etc, have designated certain key areas as R & D centres where they are encouraging your high tech people to concentrate and it is not North Vancouver. We can't compete with the Government consensus.

Alderman E. Kroon:

Maybe Mr. Kinney can expand on that a little bit, as to where are these efforts for markets in the high technology trade?

Mr. J. Kinney:

We have been, Alderman Kroon, using the services of the professional industrial real estate community to exhaust all possibilities for the site and, quite frankly, we are drawing blank. We are not in the business of creating businesses. We can't go out and find a high tech industry and bring it in and finance it. It would be great if we could. There have been some enquiries, high tech wise. One that is most familiar with this Council is Pinecorp. There has been the movie studio. I presume that would qualify as somewhat of an industrial use. Both those particular groups have great ideas but no money.

Alderman E. Kroon:

Just again, a hypothetical question. Because we are dividing the commercial component, as one entity and an industrial component as another entity. If it was developed by the same developer some of the capitalized value of leases, improvement there is some inherent value there.

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That money could be used to assist in creating industrial transition that I am talking about. I think because we are splitting up with you doing industrial, you doing commercial and the advantages that the commercial base is bringing to the industrial, that money is not being siphoned over and is not helping the industrial user.

Mr. J. Kinney:

I can't argue against that. Our mandate from Schenley is to dispose of the property. Now under the parameters, or under the constraints that the present zoning provides for, and possible other variations of that zoning like the Devron-Hercules, they, as I understand, received approval about this time last year for the kind of venture that you speak of and I presume they will be going ahead sometime in the next little while. I don't know anything about that. We are trying to find, in fact we have been doing concepts on the site, preliminary concepts, taking them to some of the potential interested users, whereby, for example, we introduce a cul-de-sac something we have not really discussed with the Planner to divide up that ten acres, of which the cul-de-sac would represent one acre plus, into parcels of industrial properties, the dimensions of which would have to remain really flexible so that we could adapt to the usages as they come along. That is what we are attempting to do.

Mayor J.E. Loucks:

Alderman Braithwaite, Alderman Hall, Alderman Taylor. Are there any other members of Council? We should be winding down, I think, quite soon. This is the speaking order Alderman Braithwaite, Alderman Hall and Alderman Taylor. Are there any others?

Alderman J. Braithwaite:

To reiterate what you said before, I am wondering if you could tell Council, in the last six or seven months you have been out beating the bushes for light industrial developers to come in, you indicated you had approximately three on the hook.

Mr. J. Kinney:

No I didn't say on the hook. I said reasonable interest has been generated.

Alderman J. Braithwaite:

Reasonable interest in the last six months and prior to that you got no interest?

Mr. J. Kinney:

That is correct.

Alderman J. Braithwaite:

That's encouraging and all I want to know. Thank you.

Mayor J.E. Loucks:

Alderman Hall!

Alderman R. Hall:

Mr. Kinney I could have asked this of one of the other gentlemen but I'll ask it of you. You are concerned with flogging the industrial use land. Were you aware or discouraged by a Report prepared by City consultants and received in October 1985, the Cumberland Group, and I will quote on Page 16. These are City consultants now:

"However, it is our opinion that the property is not well suited for industrial use."

and also saying in conclusion:

"The ultimate highest and best use of the property is considered to be for commercial development such as evidenced by current demand."

Does this coincide with what you found out in the marketplace?

Mr. W. Kinney:

Pardon me, Alderman Hall, that was a report prepared by who?

Alderman R. Hall:

By the Cumberland Group for the City of North Vancouver.

Mr. W. Kinney:

We were not provided with a copy of that. That was, as I recall, a report prepared for an appraisal. The Cumberland Group did contact us periodically during the preparation of this report, as I recall, to establish some values for the property. Appraisal, was it not? In that appraisal, I guess it identifies highest and best use and analyses the market.

Alderman R. Hall:

Did this coincide with what you found in the marketplace in trying to sell the land?

Mr. W. Kinney:

Those comments are similar and those are the same findings that we have come to realize.

Mayor J.E. Loucks:

Alderman Taylor!

Alderman D. Taylor:

First of all to Mr. Kinney, I would like to ask him, to follow up on Alderman Hall's question. Is it not a fact, Mr. Kinney, perhaps, and I am asking your opinion in this respect, that any piece of land in the richest retail market in the greater Vancouver area, might come down the tubes as the highest and best use being commercial?

Mr. W. Kinney:

I know what you are trying to say. The answer is partially yes.

Alderman D. Taylor:

Thank-you, I do have another question for you. First of all to understand you, in your role, your mandate is to sell the property?

Mr. W. Kinney:

We are a development consultant engaged to assist in the disposal of the property.

Alderman D. Taylor:

First of all, would you agree with any proposal or a proposal of this type of a shopping centre you want to put in somewhere, there will be an economic impact 1) on other commercial areas and 2) on traffic in the area?

Mr. J. Kinney:

Definitely.

Alderman D. Taylor:

Having said that, do you know how much in this instance with this application that is presently before Council, do you know what that impact is?

Mr. J. Kinney:

We, as you may recall, with the last application had a market study prepared by Smith & Associates. I don't know if you have a copy of it here. In that, it did definitively identify that there would be an impact but, as I recall the phraseology used by Mr. Kircher, it was within the realm of competitive market conditions.

Alderman D. Taylor:

Just for clarification, the report as I understand it was Larry Smith & Associates, it says "market demand and impact analysis for Park & Tilford Centre" that is something that was prepared for yourself. Your Company's name appears on it and I assume it was for the purpose of determining whether there was value in proceeding with an application to rezone to commercial and for that particular rezoning application. It does make some concurrence with the fact the thing is going ahead otherwise you would never have gone to the owner and decided to rezone. In this application, do you know what the impact is? Can you tell us what the impact is of this particular application?

Mr. J. Kinney:

I cannot but B.C.E.D. would be able to tell you. They have had, and I am speaking out of hand somewhat, they have had an update through the information that was provided by that report.

Alderman D. Taylor:

We will ask Mr. Knowles if possible. I am trying to understand from the point of view of determining exactly where this project might be going and what impact it might have. Would you not agree that, at least in part, when a developer makes an application and has a market study done and attempts to determine the impact, he is doing so to determine the feasibility of his project? Those, I would suggest and you may or may not agree, are for the benefit to determine whether their project is going to be a success? Not to determine whether other areas are going to be a failure?

Mr. J. Kinney:

Not necessarily, most successful developers today will be able to analyse the market to sufficient purpose to determine preliminary viability of a project. They will then take it to the next step which would be preparing a feasibility study. They would, and again I am speaking out of turn, our experience is part of the feasibility study would be flushing out the market data. They may have their own in house market people. This one was done specifically at the request of the Director of Planning.

Alderman D. Taylor:

Then I might just ask a final question in this regard. Given that the developer is interested in a market demand and impact analysis, would you also agree that it is reasonable for the Municipality to ask for an independent economic impact analysis for the community that is affected by a project of this magnitude?

Mr. J. Kinney:

That is a bit of a loaded question. I don't think it is necessary but you may.

Alderman D. Taylor:

The circumstances themselves don't warrant it in this instance?

Mr. J. Kinney:

I don't think so. That is my own opinion.

Alderman D. Taylor:

Thank-you. I did have another question.

Mayor J.E. Loucks:

I thought that was your final question? One more and that is it.

Alderman D. Taylor:

Mr. Knowles, I will skip you this time if I only have one more. I would like to ask Mr. Bistrisky from Park & Tilford, or Schenley pardon me. You explained the circumstances that brought your Company, Park & Tilford to up and leave North Vancouver. Market conditions were such, sales were such and it was time to leave. Along with this your Company made a decision to attempt to sell the property. What I am trying to determine or would like to determine from yourself is, in part of the disposal of the property, I assume you are trying to recover some of your losses that took place while you operated a business out here?

Mr. W. Knowles:

We are trying to realize the best possible return, period. Any vendor will, who is worth his salt in anything, do that.

Alderman D. Taylor:

Given that the decision of Schenley, the owners of Park & Tilford, to close, for economic reasons or any other reasons, the distillery, to lay off the people that were working at that distillery and to, essentially, pull up their stakes and pack their bag and leave for Montreal. That decision was the decision of Schenley to leave this community. My question is, do you in any way feel that the City of North Vancouver owes Schenley a rezoning that would assist them to benefit from and to essentially cover some of the losses on their property?

Mr. M. Bistrisky:

I take exception to your word 'owes' it is not a question of somebody owing or calling in a debt.

Alderman D. Taylor:

I do want to correct the context.

Mayor J.E. Loucks:

I think the word 'owes' was out of line.

Alderman D. Taylor:

What I meant, Your Worship. In the context of the fact the City of North Vancouver has already determined its objectives with respect to planning of the area, they have determined that is an industrial area, that the land itself represents 30% of the total industrial land within the boundaries of the City of North Vancouver and that there is some long term commitment to industrial development within the City of North Vancouver that has to go somewhere. It is in that context that I use the word 'owes', Your Worship. I apologize for putting it any other way.

Mr. M. Bistrisky

To try to respond in brief and as comprehensive a manner as possible. During the 30 odd years that Park & Tilford operated in the City of North Vancouver, it is our view that it acted as a proper corporate citizen. It introduced the Gardens, expended several millions of dollars in doing so, for its internal P.R. reasons just as we sponsor the Schenley Awards for that. It also served a vital purpose to attract interest and people to the City of North Vancouver. Because economic circumstances forced the Company to consolidate its operations into one plant, because it could no longer support two, we have an excess facility. We are telling you, quite frankly and quite sincerely, that the purpose you appear to deem is the only purpose for this facility, is non-existent. Therefore, we are endeavouring to do the best we can. Also we still take pride in those Gardens and we would like to see them survive. Clearly, if rezoning is not granted then the property will stay as it is now. We can't compel you to approve rezoning that is totally your jurisdiction and discretion and authority. I, personally, for what it is worth, can't see the benefit to the City of North Vancouver leaving the 30 acres as is. I can see benefit to the City of North Vancouver of seeing directly or indirectly the revitalization of those Gardens having a community project such as proposed and described by B.C.E.D. which includes the continuation of the Gardens at a level comparable, if not identical to what they were before and while, at the same time, retaining when you talk about the useable portion of the 30 acres well in excess of one-third because, as Mr. Knowles has indicated, four acres are dedicated for Garden and green space. They are not a utility of either commercial or industrial or any other comprehensive term you wish to choose. In essence, approximately 40% of the property will remain industrial. We have retained the obligation in seeing that it does so we will be stuck with the land which is not in our interest. In response to a point made by Alderman Kroon a while ago, if five years from now we came in to ask for rezoning, the prerogative is not with us, it remains with Council, where it should be and where it will always be.

Alderman D. Taylor:

Thank-you. Your Worship, could I ask just one more?

Mayor J.E. Loucks:

If you are going to ask questions like you have just asked, I don't want you asking any more.

Alderman D. Taylor:

Supposing the application that is presently before Council failed, would Schenley be willing to come back and discuss with the City of North Vancouver with the various Advisory Boards of the City that have, themselves, presented and promoted the concept of industrial development for the area? Would Schenley be willing to discuss, not only opportunities, but the promotion of the concept of industrial development in that area for the eventual sale of the property?

Mr. M. Bistrisky:

The Corporation will always be open to discussion. Clearly to have a major asset, i.e. 30 acres costing an annual drain on our treasury and returning absolutely nothing, is not in any corporation's interest. We will endeavour to develop the property and, if we are unable to, the status quo will remain. We have always been prepared to sit down with the City officials. Indeed, in the last process we, personally, are not present but through our local consultant and others, discussions have taken place, modifications have taken place.

I listened to the architect and the traffic expert, to ease and address the concerns for traffic in-flow and out-flow. We have incorporated a significant, I would suggest not a token, industrial component. Our studies, and I just heard from Alderman Hall a few minutes ago, that the City's study shows that the industrial demand in this area, is just not there. If it was there, sure we would sit down and talk.

Mayor J.E. Loucks:

Thank-you very much Mr. Bistrisky. Did you have any questions you wish to ask at this time?

Mr. W. Knowles:

I would like to ask one question, Your Worship? To you, and through you to Members of Council. This December will be the second anniversary of the length of time of B.C.E.D., in consultation with all the people behind me, have been working on this project. We feel that we are trying to create something that is going to beautify the City of North Vancouver, restore the Gardens, it has always been our theme, keep them free of charge and draw on the 300,000 per year that annually visits the Gardens. Hopefully, that fact alone people will come from outlying areas and that is why our market area is larger than normal because of the uniqueness of the Gardens. That will flow into other areas of North Vancouver and help everyone else. In our experience business creates business and the evidence of the success of Capilano Mall and Lonsdale Quay are, to me, evidence that there is demand for further retail space in North Vancouver. Market studies in this development has been studied to death over the last few years. Market studies say a lot of things. In my view the real market study, are the tenants that create developments like this, like Save-On-Foods, like Cineplex Odeon, who tell us there is a demand for space and the store that is wanted in this area. That generates the further small shop space that creates the development. My request to you is, what I was hoping we would get tonight is some direction rather than just a further discussion as happened tonight where we are taking shots at each other. I would like some positive, if there is any at all, feedback so we can decide as a Company what we, B.C.E.D., want to do with our time and with this particular site?

Mayor J.E. Loucks:

Well, one, I personally advised Council that we should not make any decision tonight. As you know, Council is split, split down the middle. Maybe, even 3-1/2, who knows. Therefore, I think we go off some topics, some discussion that I don't think - it may have been valuable to some. I think the purpose of it was to give Council an opportunity to ask questions. We did not expect there would be such a large delegation. Council has to make up its mind and I don't think they are prepared to make their mind up tonight. I would assume, if you ask to pursue it further, Mr. Hawkshaw, it is their right to ask to have the item on the Agenda on our Council meeting. That is what you are asking?

Mr. W. Knowles:

I certainly didn't want the decision tonight of whether rezoning will or will not be going ahead. I was hoping just to get some direction. Do you want life in this, I guess, is the question?

Mayor J.E. Loucks:

I think that Council will have to determine that but I don't think it should be determined tonight. Mr. Hawkshaw what is the point you were making?

Mr. B. Hawkshaw:

Your Worship that Council, in response to any correspondence that is forwarded to them, will meet at a regular meeting and will take action based on the correspondence that comes in. Asking the specific questions that you want to ask will probably generate the answers.

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Mr. W. Knowles:

I see, thank-you.

Mayor J.E. Loucks:

I want to thank you and all the members of your group coming tonight and for giving answers to the questions, for keeping your cool. I think you realize that this Council is split and it is split because there are two sides to it. I think there are different questions, different members of the Council ask themselves and they are going to have to make a decision. What that decision will be, I would not predict at this time. I think you presented the way you see it. Certain members of Council have some very great concerns. They don't necessarily figure that bigger is better, they don't necessarily agree maybe, there needs to be more commercial development but, as I said, Council is pretty well evenly divided and what you are saying to us is 1) if it is turned down, unless somebody comes forward with another proposal, it could be there empty for sometime, and 2) you are indicating that you may be back again and if you think there is anything from the discussion tonight, you can forward, changes you think might meet with the concerns of various Council members. If it is within reason, within the economics, you would consider. Is that a correct interpretation?

Mr. W. Knowles:

That is correct. What we try to do is give you the hard, cold, reality facts of what is out there in the market and, unfortunately, there is no industrial user. I would be the first to probably agree with you. That is not there and it is not there in the foreseeable future.

Mayor J.E. Loucks:

I think the direction I would give you is basically what Mr. Hawkshaw gave. You should get a request in that will have to be dealt with by Council.

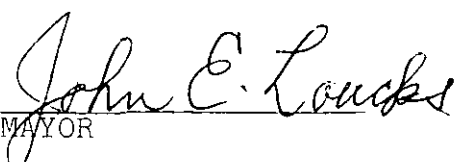
Mr. W. Knowles:

One further comment, I would just like to thank yourself and members of Council for calling this Special Meeting on a non-Council meeting night and listening to us once again. I thank you.

Mayor J.E. Loucks:

Motion to adjourn.

Alderman S.J. Dean moved and Alderman Hall seconded adjournment of the meeting at 9:23 p.m.


MAYOR


CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MINUTES of the Regular Meeting of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Monday, October 27, 1986, at 7:00 P.M.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
Alderman A.B. Blair
Alderman J.B. Braithwaite
Alderman S.J. Dean
Alderman R.E. Hall
*Alderman E.B. Kroon
*Alderman D.M. Taylor

STAFF MEMBERS

E.A. Raymond, Administrator
B. Hawkshaw, City Clerk
E.M. Rienstra, Assistant City Clerk
R.H. White, City Planner
F.S. Smith, Acting Director, Development & Licensing

The meeting was called to order at 7:00 p.m.

The Council observed one minute of silence in memory of Mr. John Henry Cates who died on October 26, 1986.

Moved by Alderman Dean, seconded by Alderman Hall that the meeting recess for the purpose of conducting the Public Hearing. CARRIED

The meeting recessed at 7:02 p.m. and reconvened at 8:29 p.m. with the same personnel present, with the addition of *Alderman Kroon and Alderman Taylor.

PROCLAMATIONS:

Mayor Loucks read the following proclamations:

"ALZHEIMER AWARENESS MONTH" - Month of November
"NATIONAL CRIME PREVENTION WEEK" - November 2-8, 1986
"B.C. LIBRARIES WEEK" - November 2-8, 1986

1. ADOPTION OF MINUTES

Moved by Alderman Dean, seconded by Alderman Kroon that the Minutes of the Regular Meeting of Council held on October 20, 1986, be adopted as circulated.

CARRIED

Moved by Alderman Dean, seconded by Alderman Hall that the meeting recess for the purpose of considering an item on the agenda of the Finance Committee. CARRIED

The meeting recessed at 8:31 p.m. and reconvened at 9:04 p.m. with the same personnel present.

2. DELEGATIONS

NIL

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3. CORRESPONDENCE

- 1 (a) Letter from C. D'Angelo
Re: Proposed Triplex Development at 266 E. 9th

Moved by Alderman Hall, seconded by Alderman Dean that this item be deleted from the agenda. CARRIED

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

- 2 (a) District of North Vancouver's Correspondence Dated October 7, 1986 Re: Park & Tilford

Report: Alderman Hall - October 23, 1986

Alderman Hall reported verbally on this subject.

- 3 (b) Rezoning Application - 214-220 East Keith Road, MacLean Management/Morton Architect (Phase 3)

Report: Planning Technician - October 20, 1986

Moved by Alderman Kroon, seconded by Alderman Hall that the application to rezone 214-220 East Keith Road submitted by MacLean Management be referred to the Advisory Planning Commission for a report. CARRIED

- 4 (c) Rezoning Application - 245 East 17th Street, Colnett Enterprises/N. Davis, Architect

Report: Planning Technician - October 20, 1986

Moved by Alderman Hall, seconded by Alderman Kroon that the application to rezone 245 East 17th Street submitted by Colnett Enterprises Ltd. be referred to the Advisory Planning Commission for a report. CARRIED

- 5 (d) Hart Productions Inc. Request Re: Cemetery Site Filming

Report: City Clerk - October 22, 1986

Moved by Alderman Taylor, seconded by Alderman Blair that Hart Productions Inc. be authorized to film on the City property, specifically the City cemetery, the new section on October 29, 1986 from 7:00 a.m. to 6:00 p.m. provided that:

- 1) An Insurance Certificate is deposited with the City Clerk prior to the close of business on October 28, 1986;
- 2) A film production is not to be conducted if it is within view of a burial service;
- 3) A deposit of \$500 is submitted to the City to insure that appropriate clean-up and repair to the City cemetery is conducted at the expense of Hart Productions Inc. CARRIED

5. MOTIONS AND NOTICES OF MOTIONS

NIL

6. BY-LAWS(a) Reconsideration and Final Adoption

- (i) Moved by Alderman Taylor, seconded by Alderman Kroon that "Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1986, No. 5765" (Computer Equipment) be reconsidered.

A recorded vote was taken on the question:

Voting in Favour: Alderman Dean, Alderman Kroon, Alderman Taylor, Alderman Braithwaite, Alderman Hall and Mayor Loucks

Voting Against: Alderman Blair

The motion was CARRIED by a vote of six to one.

Moved by Alderman Taylor, seconded by Alderman Kroon that the said By-law No. 5765 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal. CARRIED

Alderman Blair is recorded as voting contrary to the motion.

- (ii) Moved by Alderman Taylor, seconded by Alderman Hall that "Business License By-law, 1973, No. 4513, Amendment By-law, 1986, No. 5767" be reconsidered. CARRIED

Moved by Alderman Taylor, seconded by Alderman Hall that the said By-law No. 5767 be finally adopted, signed by the City Clerk and sealed with the Corporate Seal. CARRIED

Alderman Dean is recorded as voting contrary to the motion.

- (iii) Moved by Alderman Kroon, seconded by Alderman Taylor that "Zoning By-law, 1967, Amendment By-law, 1986, No. 5760" (266 East 9th Street - ROSS MANAGEMENT) as amended be reconsidered. CARRIED

Alderman Dean is recorded as voting contrary to the motion.

Moved by Alderman Kroon, seconded by Alderman Taylor that the said By-law No. 5760, as amended, be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

A recorded vote was taken on the question:

Voting in Favour: Alderman Dean, Alderman Kroon, Alderman Taylor, Alderman Braithwaite, Alderman Blair and Mayor Loucks

Voting Against: Alderman Hall

The motion was CARRIED by a vote of six to one.

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- (iv) Moved by Alderman Taylor, seconded by Alderman Blair that "Zoning By-law, 1967, Amendment By-law, 1986, No. 5737" (234-240 East Keith Road - MACLEAN MANAGEMENT/MORTON ASSOCIATES) be reconsidered. CARRIED

Moved by Alderman Taylor, seconded by Alderman Blair that the said By-law No. 5737 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal. CARRIED

Alderman Dean is recorded as voting contrary to the motion.

(b) Introduction and First Readings

NIL

(c) Second and Third Readings

- (i) Moved by Alderman Dean, seconded by Alderman Kroon that consideration of "Zoning By-law, 1967, Amendment By-law, 1986, No. 5761" (231 East 17th Street - OMIDI/LEYLA DESIGNERS AND CONSTRUCTORS LTD.) be deferred to the next regular meeting of Council. CARRIED
- (ii) Moved by Alderman Taylor, seconded by Alderman Kroon that "Zoning By-law, 1967, Amendment By-law, 1986, No. 5762" (1737 - 1757 Chesterfield Avenue - LEWIS/BURGERS ARCHITECT) be read a second time in short form. CARRIED

Moved by Alderman Taylor, seconded by Alderman Kroon that the said By-law No. 5762 be read a third time in short form and passed subject to reconsideration. CARRIED

- (iii) Moved by Alderman Kroon, seconded by Alderman Taylor that "Zoning By-law, 1967, Amendment By-law, 1986, No. 5763" (209 East 4th Street - MARLADEN/PLECKO) be read a second time in short form. CARRIED

Moved by Alderman Kroon, seconded by Alderman Taylor that the said By-law No. 5763 be read a third time in short form and passed subject to reconsideration. CARRIED

7. COUNCIL INQUIRIES

(a) Appointments to Committees, Boards & Commissions
(Inquiry by Alderman Blair)

Alderman Blair inquired relative to the procedure employed for appointments to Committees, Boards and Commissions. Mayor Loucks advised that the City invites applications from persons interested in serving on civic committees, etc., including advertising, and he intends to review the appointments pending and advise Council in the near future.

1 (b) Parking in 200 Block East Keith Road
(Inquiry by Alderman Dean)

Alderman Dean inquired if Council is aware that a complaint was received relative to a lack of resident parking in the 200 Block East Keith Road, and alleged parking violations in the lane by construction trades people. Mayor Loucks advised he will check on this matter.

2 (c) Participation in Wheelchair Awareness Event
(Inquiry by Mayor Loucks)

Mayor Loucks inquired if Council members were aware that four members of Council and wives participated in a wheelchair awareness event at Capilano Mall recently.

RECESS

A recess was not called for the public question period.

8. ANY OTHER BUSINESS

3 (a) Presentation House Funding Request

Report: Finance Committee - October 27, 1986

Moved by Alderman Taylor, seconded by Alderman Blair that the subject of a funding request from Presentation House be placed on the agenda. CARRIED UNANIMOUSLY

Moved by Alderman Taylor, seconded by Alderman Kroon that the City of North Vancouver give a one-time grant in the amount of \$21,780 to Presentation House in accordance with the requirements of the Provincial Arts Challenge Fund. CARRIED UNANIMOUSLY

9. CONFIDENTIAL REPORTS

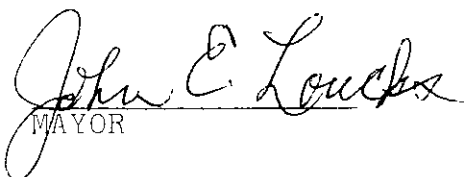
Moved by Alderman Dean, seconded by Alderman Hall that the meeting recess to the Committee of the Whole in the Committee Room for the purpose of considering confidential reports in camera. CARRIED

The meeting recessed at 10:06 p.m. and reconvened at 10:29 p.m., with the same personnel present, with the exception of Alderman Dean and Messrs. Smith and White.

10. ADJOURNMENT

Moved by Alderman Hall, seconded by Alderman Braithwaite that the meeting adjourn. CARRIED

The meeting adjourned at 10:30 p.m.


MAYOR


CITY CLERK