

JULY 23, 1962

An Adjourned meeting of the Municipal Council was held in the Committee Room, Municipal Hall, 4545 East Grandview-Douglas Highway on Monday, July 23, 1962 at 4:55 p.m.

PRESENT: Reeve Emmott in the Chair;  
Councillors Clark, Edwards,  
Kalyk and MacSorley

ABSENT: Councillors Blair, Harper,  
Hicks and Prittie

MOVED BY COUNCILLOR CLARK,  
SECONDED BY COUNCILLOR MacSORLEY:

"That the Council now resolve itself  
into Committee of the Whole."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 42, 1962.

(4) Verbal Item

Municipal Manager reported verbally that tenders were called for:

- (a) \$285,000.00 The Corporation of the District of Burnaby,  
5¼% Debentures dated February 15, 1962 and  
maturing February 15, 1964 to 1982  
inclusive,
- (b) \$700,000.00 The Corporation of the District of Burnaby,  
5¼% Debentures dated June 15, 1962 and  
maturing June 15, 1964 to 1977 inclusive,

and that three firm bids were received for these Debentures, as follows:

- |     |                                                                                                              |         |
|-----|--------------------------------------------------------------------------------------------------------------|---------|
| (1) | Pemberton Securities Ltd.<br>The Royal Bank of Canada<br>Bell, Gouinlock & Co. Ltd.                          | \$92.08 |
| (2) | James Richardson & Sons<br>Odlum Brown Investments Ltd.<br>Nesbitt Thomson & Co. Ltd.<br>Gairdner & Co. Ltd. | \$91.53 |
| (3) | A. E. Ames & Co. Ltd.<br>Dominion Securities Corporation<br>Ltd.<br>Canadian Imperial Bank of<br>Commerce    | \$90.94 |

The Manager also reported that options were received from Syndicates headed by Thomas B. Reed Co. Ltd. and Burns Bros. and Denton Ltd. at \$91.68 and \$91.96, respectively.

The Manager advised that the tender of Pemberton Securities Ltd. on behalf of themselves, The Royal Bank of Canada, and Bell, Gouinlock & Co. Ltd. at the rate of \$92.08 plus accrued interest per \$100.00 Debenture is subject to the following conditions:

- (i) That the Debentures be a direct obligation of the Corporation
- (ii) That all Debentures bear the certificate of the Inspector of Municipalities of the Province of British Columbia
- (iii) That its bid may be modified or withdrawn at any time before the opening of tenders, namely; Monday, July 23, 1962 at 4:00 p.m.
- (iv) That the firm bid be valid only until 9:00 a.m. on Tuesday, July 24, 1962, unless the Syndicate agrees to an extension.
- (v) That the Debentures be delivered within a reasonable length of time, as specified in our call for tenders.

The Manager recommended that the tender of Pemberton Securities Ltd., The Royal Bank of Canada, and Bell, Gouinlock & Co. Ltd., as submitted by Pemberton Securities Ltd., the Syndicate managers, at the rate of \$92.08 per \$100.00 par value of Debentures plus accrued interest for the issues mentioned above be accepted.

He added that the effective interest rate is approximately 6.45%.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (1) Lot "A" Explanatory Plan 7116, Block 5, D. L. 11, Plan 3045 (William of Orange Christian School).

The Manager reported that in May, application was made for a building permit to rebuild a private school (a Section 13 use) located on the rear of the above described property, which lies on the north side of Armstrong Avenue immediately east of the unopened Drummond Street allowance.

The Manager advised that since the rear portion of the subject property falls within the ultimate school site proposed for the Cariboo Junior High-Senior High complex, discussions were held with the Burnaby School Board and, as a result, the Board has commenced negotiations for the acquisition of the rear portion of the property in question from the William of Orange Christian School, who has agreed to sell.

The Manager further reported that the proposal is now to erect a new one room school on the southerly portion of the property, with provision for expansion to an ultimate size of six classrooms.

The Manager added that the limited size of the site is of

concern to the William of Orange Christian School and the problem has also been recognized by the School Board who realize that on occasion use will be made of the public grounds by pupils of the private school, however, as this will not be a regular occurrence, it is not seen as a great problem and further, since the ultimate development of the private school will include only six classrooms, it is felt the site will be adequate even though it may be small.

The Manager also advised that if the Burnaby School Board was not taking the rear portion of the subject property, a larger site would be demanded but, recognizing the circumstances and the location of adjacent public open space, the site is considered acceptable.

The Manager recommended that approval be granted under Section 13 of the Town Planning By-law to erect the school mentioned.

MOVED BY COUNCILLOR KALYK,  
SECONDED BY COUNCILLOR CLARK:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

(2) Investments.

The Manager recommended that the action taken by the Municipal Treasurer in investing tax monies as follows be ratified by Council:

\$2,120,000. B.C.E. Parities 5½% due 1st September 1965 at par

\$1,200,000. B.C. Hydro Authority Notes 5½% due 31st October  
1962 at par

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

(3) Proposed Curling Rink - Block 22, D. L. 98, Plan 5701.

The Manager submitted a further report in connection with the above proposed development advising that of the three parcels which Council authorized be placed in a sale position for consolidation with the above described Block 22, Parcel "A" is a remnant which creates no problem, Parcel "B" is the former Watling Street allowance and, as such, is not a problem except that an easement for utilities and drainage must be retained, but Parcel "C" is a portion of park site which will be separated from the main site by a new road and the Solicitor foresees considerable difficulty in disposing of this parcel.

The Manager advised that principals of the Curling Rink proposal desire to begin construction of the rink immediately but it is unable to do so because the three parcels mentioned above cannot be offered for sale by the Corporation and therefore the developing Company cannot satisfy the ultimate use and off-street parking requirements imposed by Council at an earlier meeting.

The Manager advised that, with some reluctance, he agreed to recommend that Council authorize the issuance of a building permit and final approval under Section 13 of the Town Planning By-law for the Curling Rink on the subject property on the conditions that:

- (a) 160 spaces for off-street parking is provided on the Curling Rink site
- (b) The permitted use of the building would be for curling purposes only until such time as the off-street parking requirements for public assembly are met
- (c) A certified cheque in the amount of \$5,000.00 was deposited as evidence of good faith.

The Manager pointed out that this cheque has been received and the letter of transmittal indicates that it is to be treated as evidence that the developers intend to meet the requirements of the Corporation as soon as the opportunity presents itself.

The Manager advised that he realized this letter is hardly sufficient for the purpose of protecting the Corporation.

He recommended that Council grant final approval under Section 13 of the Town Planning By-law for the construction of a Curling Rink on the property in question (Block 22, D. L. 98) subject to a firm commitment in writing being given by the proponents of the development that:

- (a) The proposed building will be used for Curling Rink purposes only until such time as the off-street parking requirements for public assembly use are met
- (b) The maximum number of sheets of curling ice will be sixteen
- (c) The certified cheque in the amount of \$5,000.00 be considered as a deposit guaranteeing that:
  - (i) the building will be used for Curling Rink purposes only until additional property is acquired to increase the parking facilities to that required for public assembly use
  - (ii) only sixteen sheets of curling ice will be provided in the proposed building
  - (iii) 160 on-site parking spaces will be provided in conjunction with the building programme
  - (iv) the Company will purchase the three parcels mentioned in the early part of this report and also to Council previously when these parcels are placed in a sale position for consolidation with the main site
  - (v) if any of the above noted conditions cannot be satisfied, the \$5,000.00 amount will be forfeited to the Corporation as liquidated damages
  - (vi) when the three parcels mentioned are placed in a sale position and all other requirements are met, the sum of \$5,000.00 on deposit will be credited against the purchase price of these three parcels.

MOVED BY COUNCILLOR CLARK,  
SECONDED BY COUNCILLOR KALYK:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR MacSORLEY:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR MacSORLEY:

"That the report of the Committee be  
now adopted."

CARRIED UNANIMOUSLY

The Meeting then adjourned.

Confirmed:

Certified Correct:

  
REEVE

  
DEPUTY CLERK