

## THE CORPORATION OF THE DISTRICT OF BURNABY

November 20, 1964

HIS WORSHIP THE REEVE  
AND MEMBERS OF THE COUNCIL

Gentlemen:

REPORT OF THE ADVISORY PLANNING COMMISSIONAldon Lodge Ltd. Proposed Development

Council referred a proposal of Aldon Lodge Ltd. to erect a ten-storey hotel in Central Burnaby to the Commission for our views.

All material received by Council in connection with the proposal was forwarded to us and Mr. Good of Aldon Lodge Ltd. attended one of our meetings, upon invitation, to present details of the proposed development. He advised that his firm has consulted Municipal Departments on the choice of a suitable location and sites in North and South Burnaby as well as the Central Valley have been considered. Mr. Good indicated that the latter area is preferred because, being close to the Freeway, it is suitable for the purpose intended.

Mr. Good informed us that the Company purchased property at the south-west corner of Sperling Avenue and Sprout Street as a site for the development but was subsequently approached by the Municipality regarding the possibility of exchanging this land for other, either at Kensington Avenue and Laurel Street or on Sprout Street west of Kensington Avenue. We understand the first "exchange" site is preferred by the Corporation and that Mr. Good is willing to give it serious consideration, although he has some doubts as to the suitability of this site owing to its proximity to the garbage dump.

Your Commission regards this proposed development as a desirable use for land in the Central Valley area, notwithstanding the rather unique characteristics to be found in the housing of only male occupants. We feel, on the basis of what Mr. Good told us, that the business will be properly operated.

The addition of some public facilities such as a restaurant, barber-shop etc. is considered to be desirable, although some concern is felt that the operation of such facilities may not be too successful, at least until other building growth takes place in the general area.

In conclusion, the Commission would recommend that the property at the south-west corner of Sperling Avenue and Sprout Street, presently owned by Aldon Lodge Ltd. be approved for rezoning to permit the proposed development of the Company or, if not this site, then the one at the corner of Kensington Avenue and Laurel Street or any other acceptable site in this part of the Central Valley area.

V. Wiebe,  
Vice-Chairman,  
ADVISORY PLANNING COMMISSION

EW:mw