

THE CORPORATION OF THE DISTRICT OF BURNABY

Planning Department  
September 25, 1967

Mr. H. W. Balfour  
Municipal Manager

Dear Sir:

RE: VALLEYVIEW COMMUNITY HALL

The request of the Fraternal Order of Eagles to have the Valleyview Community Hall moved to the property at 1791 Douglas Road was outlined in the memo from the Deputy Clerk of September 19th, 1967.

This particular property (Lot "B" except sketch 12387 and except reference plan 30241, S.D. 4, Block 3, D.L. 120, Plan 9309) is located on the south side of Douglas Road at the intersection of that street and the extension of Halifax Street. The site, which is triangular in shape with a frontage on Douglas Road of 239.68 feet and a maximum flanking depth of 131.34 feet, has a total area of approximately 18,174.8 square feet.

An application for rezoning was made in December 1966, from M1 (Manufacturing) to C4 (Service Commercial) for a proposed fraternal order lodge hall. In January, the rezoning was carried by the Council to two readings. This was followed by the request of the applicant to strip the interior of the existing building on the site but leave the exterior walls as they now exist. It was then proposed, when the opportunity presented itself, to move a large hall onto the lot to attach to this existing structure.

Subsequent reports by the Chief Building Inspector and the Chief Fire Prevention Officer indicate that the existing building on the property would not satisfy the structural and fire requirements of the Building Bylaw. The requested change to the C4 (Service Commercial) category, which permits club or lodge uses, has therefore not been finalized.

Recent information from the Fraternal Order of Eagles indicates that the main Valleyview community building only, excluding the attached structures and wings, would be placed on the new site. It is also our understanding that the existing structure on the property at 1791 Douglas Road will be removed, if the Valleyview hall can be obtained.

The finalizing of the requested rezoning to C4 Service Commercial would be a necessary prelude to the proposed relocation. The main Valleyview Community building, with a length of 80.5 feet and a width of 24.2 and 29.6 feet, has a total floor area of about 2,095 square feet. This would occupy approximately 12 percent of the site and fall well within the 50 percent maximum coverage standard for the C4 (Service Commercial) District.

Although more detailed building to site plans will be required if the scheme is approved, preliminary investigation indicates that the setback and off-street parking requirements of the Bylaw could also be met. From a planning and zoning point of view, therefore, this Department would have no objection to the proposed relocation.

  
Respectfully submitted,  
PLANNING DIRECTOR

RBC:daj  
cc - Municipal Clerk  
Chief Building Inspector  
Municipal Solicitor  
Municipal Treasurer  
Parks and Recreation Commission  
Senior Planner