

ITEM 20
MANAGER'S REPORT NO. 50
COUNCIL MEETING Aug. 14/72

20. Re: Letter - Mr. John Holland, 4061 Kingsway,
Rezoning Reference #3/72
Lot 6, D.L. 34, Plan 849,
Kingsway Foursquare Christian Education
Education Centre

Appearing on the Agenda for the August 14, 1972 Council Meeting is a letter from Mr. John Holland, Pastor of the Kingsway Foursquare Church, concerning the above subject. A reply to Mr. Holland's request is contained in the following report from the Director of Planning dated August 10, 1972.

RECOMMENDATION:

THAT Council reaffirm its decision to have the applicant remove the nonconforming uses from the front portion of the subject property within two years.

COUNCIL CONCLUDED - MR. HOLLAND TO BE ADVISED
THAT HE CAN REPETITION COUNCIL IF CIRCUMSTANCES
JUSTIFY ANOTHER HEARING.

PLANNING DEPARTMENT
AUGUST 10, 1972
OUR FILE: RZ 3/72

MR. MELVIN J. SHELLEY
MUNICIPAL MANAGER

DEAR SIR:

RE: REZONING REFERENCE #3/72
LOT 6, D.L. 34, PLAN 849
KINGSWAY FOURSQUARE CHRISTIAN EDUCATION
EDUCATION CENTRE

A request has been received from the applicant on the above rezoning in which they ask that the time for the removal of the non-conforming uses be extended. A copy of their letter is attached.

The Department's initial recommendation on this rezoning was that the existing structure be removed within six months of the passage of the amendment bylaw. This time was consistent with all other applications which are placed before Council. The Church argued that this time limit resulted in hardship and requested that the buildings be allowed to remain for 5 years. The Department could not support such a period and recommended to Council on May 8, 1972 that the maximum length of time be two years from the time the rezoning is passed. The recommendation was adopted by Council.

The Church has now submitted the attached letter in which they request that the time allowed be "a three year period, or to read, 'within two years of completion of the construction; instead of 'within two years of the rezoning being completed'.

The Department has reviewed this latest request and is unable to recommend adoption. The existing improvements become non-conforming with the passage of the amending bylaw and for this reason, removal of the existing improvements is tied closely to the passage of the bylaw. This period is normally six months as Council policy is to rezone for a specific development. Recognizing that there were circumstances which the Church felt should be considered, the Department reluctantly recommended two years rather than six months, as applies in all other cases.

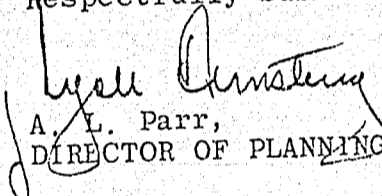
The building program that the Church has underway is commendable and the building to be constructed will hopefully spark further redevelopment on this portion of Kingsway. Conversely, the existing buildings detract from this development and this contrast will increase as the program advances. Their presence on the same site will also detract from the environment which they are attempting to create. For these reasons we are not prepared to recommend a change to Council on the timetable which has already been established.

RECOMMENDATION

IT IS RECOMMENDED THAT Council reaffirm the original decision:

"The submission of an undertaking to remove the non-conforming commercial, industrial, and residential uses from the front portion within two years of the rezoning having been granted."

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

LEA/mp

Attachments

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MANAGER'S REPORT NO. 50
COUNCIL MEETING Aug. 14/72



KINGSWAY
FOURSQUARE
CHURCH

Rev. John Holland, Pastor
Telephone Church Office: 437-3748

July 11, 1972

4061 Kingsway -- Burnaby 1, B.C.

Mr. A.L. Parr,
Director of Planning,
Corporation of Burnaby,
4949 Canada Way,
Burnaby, B.C.

Dear Mr. Parr:

Re: Lot 6, D.L. 34, Plan 849
RZ Ref. #3/72

In reply to the letter of May 10, 1972 from Mr. J.H. Shaw to Norman S. Jones, our architect, regarding the prerequisite of the above rezoning proposal, sufficient funds will be deposited to cover the cost of the sanitary and storm sewers and we will submit the suitable plan of development you request. As to the two year period for removal of non-conforming commercial and industrial uses on the site, we would ask that the time allotted be extended to read a three year period, or to read, "within two years of completion of the construction", instead of "within two years of the rezoning being completed." Our reasons for such a request are as follows:

a. The new land use will not actually begin until the Christian Education Building is completed. The construction of the Senior Citizens Tower and Christian Education building will not be completed for at least ten months to a year. With the municipality's requirements as to paved parking lots and landscaping we foresee needing all available funds possible to complete the developments to your specifications.

b. In the financing of the Senior Citizens Tower and the Christian Education Building we had projected collecting rents from the existing commercial and industrial uses for approximately another five years to amortize our financial commitment for the Senior Citizens Tower. If we must comply with the two year time allotment this would work an undue hardship upon us, but if the time is extended to three years it would greatly facilitate our financing arrangements.

Both of these projects will serve people beyond our church constituency and will complement this area of the municipality. The Tower will provide housing for the elderly of Burnaby and the Christian Education Building will contain facilities and be staffed to act as a "Drop In" Centre for youth of this area. I am sure that yourself and the members of Council can appreciate the value of such services we will be providing to the community, and will grant to us the additional year we request for the removal of the buildings in question.

Respectfully yours,

Mitchell Belobaba, (Rev.)
for John Holland, Pastor

c.c. J.H. Shaw
Municipal Clerk
Norman S. Jones

MB:j

"LIVING LETTERS" -- Sunday 8:30 a.m. -- C.J.O.R.-600

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