

12. Re: Kingsway Town Centre between
Willingdon and Barker Avenues
Rezoning Reference #7/72

The following is the report of the Planning Director dated
May 11, 1972, regarding the above.

RECOMMENDATION:

THAT Bylaw No. 6060, being Burnaby Zoning Bylaw 1965
Amendment Bylaw No. 23, 1972, be given final reading.

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M. J. Shelley,
Municipal Manager.

May 11, 1972.
Planning Dept.

Re: Kingsway Town Centre between
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Council on May 8 received a letter from Safeway's Solicitor regarding the above described rezoning proposal and tabled final reading of the amendment Bylaw for one week. The suggestion made in the letter, that the existing structure will remain there for some time if rezoning takes place now, is not new. It was one of the alternatives that was carefully considered by the Department and covered in our report dealt with by Council on May 1. As noted in that report, if comprehensive redevelopment was not to take place now, retention of the existing structure is preferable to permitting the reconstruction of the free standing store. We are firmly of the opinion that the existing structure will not be used for a lengthy period of time as the land market mechanism will dictate that a more intensive use be made of the land.

There is one other observation which should be made concerning a point raised in Safeway's letter of May 2. With rezoning the existing structure and use will not be made non-conforming as suggested in the letter. The Comprehensive Development proposal presently before Council reflects the existing structures and uses which occupy all of the properties involved and they can therefore continue to be used in their present form. Extensive remodelling or a change in use would require Council approval. Safeway should recognize this when considering any sub lease of the property.

In conclusion, we would reaffirm our earlier recommendation that the bylaw be given its final reading to ensure that the development of this area will not be frustrated.

Yours truly,

A. L. Parr
A. L. Parr,
PLANNING DIRECTOR.

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