

31. Re: Central Park Branch Library - Burnaby Centre  
Leasing Arrangements for Space

Council on January 17, 1972 authorized the leasing of approximately 10,000 square feet of space in Burnaby Centre.

The Burnaby Public Library Board on December 13, 1973 approved the following motion:

"THAT the Library Board approve the leasing arrangements concerning Central Park Branch Library as outlined in the memorandum from the Municipal Treasurer dated November 14, 1973."

The Letter from the Treasurer that is referenced in the motion is attached.

It should be noted that since the Treasurer's letter was written on November 14, 1973, the main floor area should be 6,812 square feet and the mezzanine floor area should be 2,920 square feet. Also, the annual rental amount should be \$35,764.00.

RECOMMENDATIONS:

THAT Council approve the leasing arrangements that have been negotiated for library space in Burnaby Centre; and

THAT authorization be given to execute the lease document on behalf of the Municipality.

ITEM 31

MANAGER'S REPORT NO. 94

COUNCIL MEETING Dec. 17/73

INTER-OFFICE COMMUNICATION

TO: CHIEF LIBRARIAN

DEPARTMENT:

DATE: 14 November 1973

FROM: MUNICIPAL TREASURER

DEPARTMENT:

OUR FILE # I33-3

SUBJECT: LIBRARY - BURNABY CENTRE

YOUR FILE #

The documents relative to the lease of the Burnaby Centre library quarters from North American Life Assurance Company are almost ready for signature. They still contain one or two wrinkles which must be ironed out. The documents should be ready within a couple of weeks.

Briefly, they call for the renting of 6,816 square feet on the main floor and 2,927 square feet of mezzanine floor reached from the library foyer by a public staircase. The lease is for fifteen years to be computed from the occupancy date, which is 90 days after the landlord's work is completed. The occupancy date is estimated to be 1 April 1974. Rent is to be paid in advance by the month. The tenant must pay its share of real property taxes on demand within ten days of notice from the landlord. Ordinary penalties charged by the Municipality for late payment of taxes will be charged by the landlord for late payment by a tenant.

The tenant also agrees to pay, as additional rent, its share of the gross costs of maintaining and operating the common areas of the shopping centre. All gas, electricity and water supplies shall be paid by the tenant.

The tenant is required to pay for the cost of finishing the leasehold space to its requirements. In this process, certain work which is the responsibility of the landlord will be completed by the tenant. In this connection, the landlord will reimburse the tenant the sum of \$15,395. This sum will be added to the amount available for construction purposes.

Under certain conditions, the lease may be sublet and it contains an option to renew for a further five years on renegotiation of the lease rental.

The annual rental will be	\$ 35,794.25
1974 taxes are estimated as	7,250.00
The current estimated cost of maintenance and operation of the common areas per annum is	4,000.00

It is being recommended to the Municipal Manager that Council be given this report for consideration when the Library Board's report on the building contract is presented.

  
MUNICIPAL TREASURER

BY-LAW CORRESPONDENCE

DECEMBER 17, 1973

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1973 (#6385)

COUNCIL MEETING MINUTES

DEC 17, 1973

(5) Reference Rezoning #25/73

- (a) Lots 5, 6 and 7, Block 48, D.L. 151, Plan 1436
- (b) Lot "C" South 100 feet, Block 48, D.L.'s 151/3, Plan 7126
- (c) Lot 16, Block 48, D.L.'s 151/3, Plan 1437

FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE  
DEVELOPMENT DISTRICT (CD)

6670, 6690 and 6710 Patterson Avenue  
6679 and 6709 Willingdon Avenue

It was recommended that Council approve in principle the submitted overall development plan/ Sketch #2 as a guide to the development of the/ by RZ #45/72 and RZ #25/73 and authorize the Planning Department to work with the applicant towards/a suitable plan of development for the total site based on the net area referred to in the report, under CD zoning but governed by Multiple Family Residential District Four (RM4) regulations, with the understanding that a detailed report on the proposal will be submitted to Council after the plan has been prepared.

*Mr. Gordon A. Parkes, Development Manager, Laxford Development Corporation Ltd. submitted a letter requesting an opportunity to address Council on the subject of the above report.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:  
"That Mr. Parkes be heard."

CARRIED UNANIMOUSLY

Mr. Parkes then spoke and drew attention to the points made in his letter. He stressed that more than 13,000 square feet of land would be taken by the municipality for road purposes if the prerequisite relating to the matter was retained. Mr. Parkes stated that he recognized the public need for this right-of-way but claimed that the dedication of the land at this time, for road purposes, would impose a hardship on the owner of the property. He explained that losing the 13,000 square feet would mean a reduction in the number of suites which could be built on the site and, because of the price paid for the properties, the owner would need to charge higher rents for the apartment units in order to offset the costs of acquiring the property. Mr. Parkes also pointed out that the increase in the floor area ratio would be from 1.7 to 1.9.

Mr. Parkes suggested that the land the municipality wishes may, because of the uncertainty of the alignment for the Willingdon-Patterson connection, never be required for road purposes.

Mr. Parkes concluded by requesting that he be allowed to use the present gross area of the site in calculating the density of development.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:  
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

BY-LAW CORRESPONDENCE

DECEMBER 17, 1973

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1973 (#6385)

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: MUNICIPAL CLERK	DEPARTMENT:	DATE: DECEMBER 14/73
FROM: PLANNING DIRECTOR	DEPARTMENT:	OUR FILE #
SUBJECT: RZ #25/73 - RENTAL APARTMENTS IMPERIAL/PATTERSON/WILLINGDON LOTS 124 AND 125, BLOCK 48, PLAN 44869		YOUR FILE #

This is to advise that the prerequisites to the above rezoning are completed as follows:

1. The submission of a suitable plan of development.

Full agreement has been reached on a suitable plan of development and a few technical procedures remain to be completed.

2. The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being affected.

The applicant has submitted a letter of undertaking agreeing to remove all existing improvements from the site within six months of the rezoning being effected.

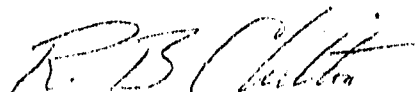
3. The retention of the existing service easement in a manner satisfactory to the Municipal Engineer.

The applicant has submitted a letter of undertaking agreeing to the Municipal Engineer's terms with regard to the retention of the existing service easement and to the approval of an encroachment of an underground walkway across the subject easement.

4. The provision of ornamental street lighting on Willingdon Avenue.

The ornamental street lighting has been provided for through the subdivision application creating the three apartment sites encompassing Rezoning #45/72 and Rezoning #25/73.

As the prerequisites to this rezoning are nearing completion, could you forward it to Council for consideration for Third Reading of the Bylaw; Final Adoption to follow when Point 1 is fully completed.



A. L. Parr,  
DIRECTOR OF PLANNING.

KI:cm  
Attachments.

BY-LAW CORRESPONDENCE

DECEMBER 17, 1973

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1973 (#6385)

COUNCIL MEETING MINUTES

JUNE 25, 1973

Mr. Gordon A. Parkes, Development Manager, Laxford Development Corporation Ltd., submitted a letter enquiring as to the current position of Council in regard to the proposed extension of Willingdon Avenue.

*Item 32 of the Municipal Manager's Report No. 47, 1973, which deals with the subject of Mr. Parks' letter, was brought forward for consideration at this time. The following is the substance of that report:*

(32) Willingdon Avenue Extension (Laxford Development Corporation Ltd.)

On January 15, 1973, the Council approved the engaging of a consultant to conduct a major road study on the understanding that a report, in draft form, on the matter could be produced in approximately twelve months.

Earlier, the Council directed that land for the proposed Willingdon extension be acquired only as a result of applications to rezone/subdivide property which would be affected by the extension.

- June 25, 1973

- 8 -

As regards the sidewalk mentioned in the letter from the company, this work was done to reinstate earlier work which had previously existed but which was removed as a result of the installation of new underground services.

The creation of the site covered by RZ 25/73, mentioned in the report, was approved by Council on May 22, 1973.

It was recommended that a copy of the report at hand, including the attachments to it, be sent to Laxford Development Corporation Ltd. as an indication of Council's position in regard to the Willingdon Avenue extension.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN LAWSON:  
"That the recommendation of the Manager be adopted."

CARRIED

AGAINST - ALDERMAN MERCIER

BY-LAW CORRESPONDENCE

DECEMBER 17, 1973

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1973 (#6385)

COUNCIL MEETING MINUTES  
OCTOBER 9, 1973

(16) Rental Apartment Project  
Patterson/Imperial/Willingdon  
REZONING REFERENCE #25/73 AND PART OF REZONING REFERENCE #45/72

It was recommended that:

- (a) the proposed development be approved in principle;
- (b) the proposal be forwarded to a Public Hearing to take place immediately prior to the regular Council meeting on October 29, 1973;
- (c) the following be established as prerequisites:
  - (1) The submission of a suitable plan of development.
  - (2) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected.
  - (3) The retention of the existing service easement in a manner satisfactory to the Municipal Engineer.
  - (4) The provision of ornamental street lighting on Willingdon Avenue.

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN MERCIER:  
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

BY-LAW CORRESPONDENCE

DECEMBER 17, 1973

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1973 (#6385)

PUBLIC HEARING MEETING MINUTES  
OCTOBER 29, 1973

(1) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #25/73

Lots 124 and 125, Block 48, D.L.'s 151/3, Plan 44869

(6759 Willingdon Avenue and 6680 Patterson Avenue -- Located on the Northwest corner of Imperial Street and Willingdon Avenue)

Mr. Gordon A. Parkes, Development Manager, Laxford Development Corporation, submitted a letter stating that the four prerequisites established in connection with this rezoning have already been undertaken and agreed to as prerequisites for the approval of the consolidation plan of subdivision, to the approval of the Municipal Planning Department.

The Planning Director advised that while the four prerequisites had been agreed to they had not, as yet, been completely satisfied, contrary to the implication of Mr. Parkes' letter. The prerequisites are, in fact, not completed as follows:

- (a) A final complete suitable plan of development is still forthcoming.
- (b) An undertaking to remove all existing improvements from the site within six months of the rezoning being completed is still forthcoming.
- (c) The matter of retaining existing service easements in a manner to the satisfaction of the Municipal Engineer is still outstanding.
- (d) The matter of provision of ornamental street lighting on Willingdon Avenue has been satisfactorily settled.

Mr. Gerry Houlden, 7440 Waverley Avenue, spoke in opposition to the proposed rezoning. Mr. Houlden was opposed to High-Rise Development generally anywhere in the Municipality. He was of the opinion that buildings in the RM3 category could fill the housing needs of Burnaby for many years to come. He stated that, in his opinion, High-Rise development was not the answer to the accommodation problem and pointed to the west end of the City of Vancouver and West Vancouver as examples of problems created by this type of construction. Mr. Houlden noted that Central Park was a marvellous heritage for all citizens of Burnaby, but that if the subject development, and other like it, were permitted to proceed, Central Park would become a private playground for the High Rise occupants. He was also concerned with

the effect the subject development would have on established amenities in Central Park such as the Pitch and Putt Golf Course. He was greatly concerned with the parking and traffic problems which would be created by such development and noted that Imperial Street was operating at full capacity at this time. If the development was to proceed he suggested that a parking ratio of at least 3.2 spaces per unit would be more practical than that presently required. In his opinion, every amenity provided for tenants of High-Rise Developments represented one lost amenity for single family dwellers. The privacy presently enjoyed by single family dwellers adjacent to High-Rise sites is immediately lost.

BY-LAW CORRESPONDENCE

DECEMBER 17, 1973

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1973 (#6385)

DEVELOPMENTAL SERVICES BOARD  
DECEMBER 20, 1973

Mr. Boulden concluded by recommending that this rezoning application be rejected or at least deferred until time as the whole question had been thoroughly investigated and all concerned parties had had an opportunity to make their views known. He was of the opinion that there was no urgency on the question and that the Municipality stood to gain a great deal by delaying a decision on this application.

In reply to questions from members of Council Mr. Boulden advised that:

1. He was opposed to the principle of High Rise construction generally and not solely to the subject application.
2. He was speaking on behalf of several property owners in the locality.
3. His main objections to High Rise development were the loss of view and privacy suffered by other residents of the area and to the traffic and parking problems as mentioned earlier.
4. He advised that he had not thoroughly researched the Apartment Study, 1969.
5. He, himself, lived several blocks from the site of the proposed rezoning.

Mr. M. K. Kuan, 3826 Rumble Street, supported the remarks of the previous speaker. He was opposed to the rezoning.

Mr. Gordon Parkes, Development Manager, Laxford Developments Corporation, pointed out that the required rezoning to permit Phase I, Tower 1, had already been approved by Council. The current rezoning application is to permit Towers 2 and 3 to proceed.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MCLEAN:

"That this Public Hearing be adjourned indefinitely to permit all interested citizens an opportunity to make their views on future High Rise Development within the Municipality known to Council and to permit as broad an input on this subject as possible."

IN FAVOUR -- ALDERMEN GORDON, MCLEAN  
AND GUNN

AGAINST -- ALDERMEN LAWSON, LEWARNE,  
MERCIER, STUSIAK AND BURNHAM

MOTION LOST

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:

"That the Public Hearing now adjourn."

CARRIED UNANIMOUSLY

November 6, 1973 - FIRST & SECOND READING GIVEN.



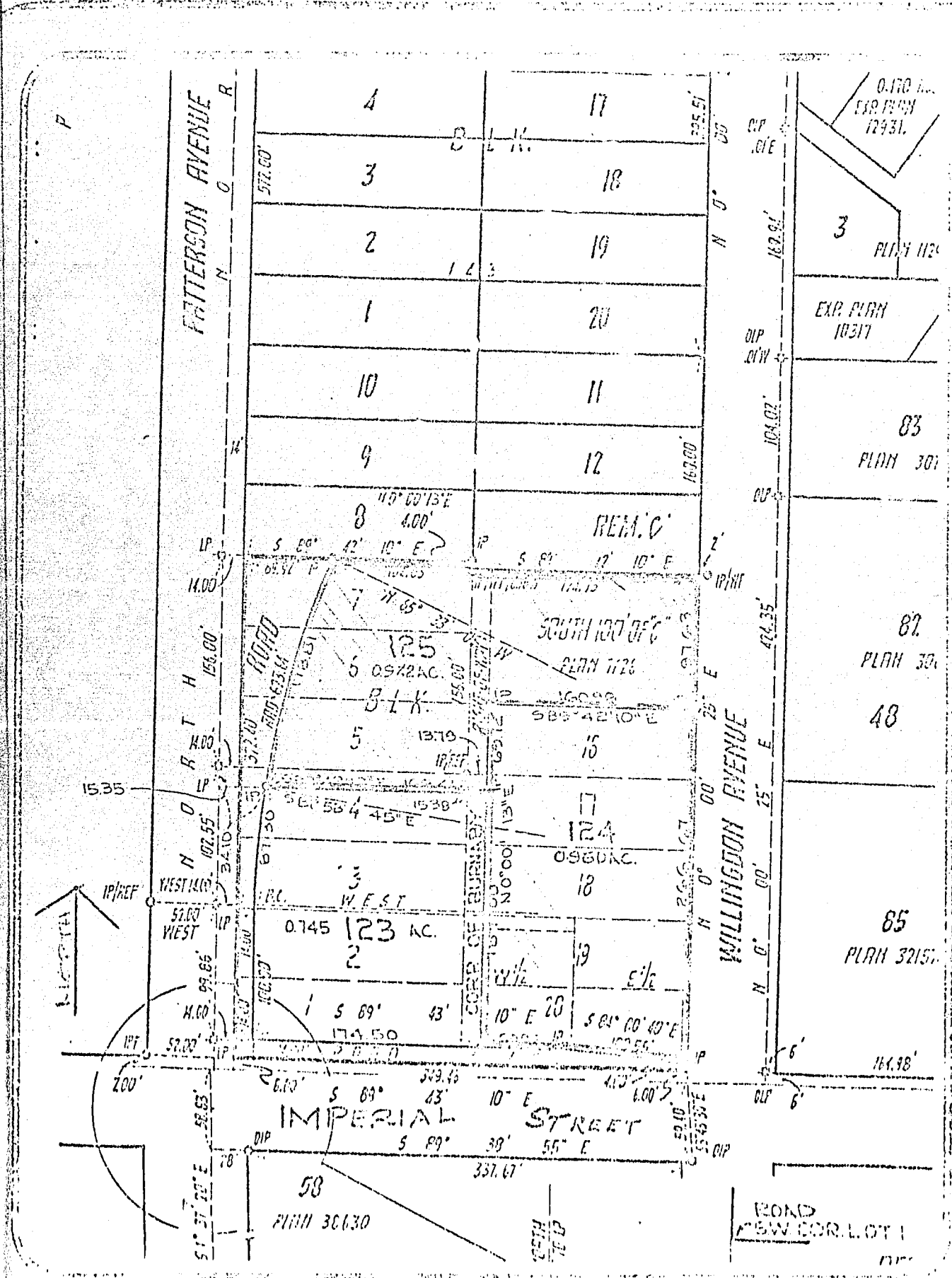
BY-LAW CORRESPONDENCE

DECEMBER 17, 1973

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1973

(#6385)



TWO-TOWER RENTAL AGREEMENTS  
LOT 124 AND LOT 125  
PATTERSON / IMPERIAL / WILLINGDON  
STREET