

18. Re: Simpsons-Sears Parking Lot  
Property Consolidation and Associated Road Closures  
(Tabled Item - Manager's Report No. 77, Item 14)

The following is the report of the Planning Director dated October 19, 1973, regarding the above.

Further to the attachments mentioned in the report, attached you will find a copy of a letter dated October 19, 1973, addressed to the Mayor and Council from Mr. Bruce C. Ward, General Manager, B. C. Operations, Simpsons-Sears Limited, expressing the hope that this matter can be concluded quickly so that the long standing agreement can be formalized.

RECOMMENDATION:

THAT the recommendations of the Planning Director be adopted.

\* \* \* \* \*

PLANNING DEPARTMENT  
OCTOBER 19, 1973

SUBJECT: SIMPSONS SEARS PARKING LOT  
PROPERTY CONSOLIDATION AND ASSOCIATED ROAD CLOSURES  
(Tabled Item - Manager's Report No. 77, Item 14)

The Council on October 15 gave consideration to a report on the captioned matter, during which three questions arose concerning road planning matters involving Brief Street and the proposed Fern Diversion/Nelson Avenue intersection. The intent of this report is to deal with these specific matters and to present Council with an overview of aims for eventual street routing and staging in the immediate area.

(1) Brief Street adjacent to Bonsor Pool

The possibility of widening Brief Street to its final standard width to the north of the present 33-foot allowance was suggested, in order to both accomplish the widening at this time and to provide additional curb parking for the Bonsor Pool facility.

Brief Street between Bonsor Avenue and Fern Avenue presently exists in its final ultimate standard (36 foot pavement width, curbs and gutters on both sides). No further widening is intended as this represents the appropriate standard for this street. Moreover, Bonsor Avenue between Brief and Beresford Streets has been designed (to the same standard), and is to be constructed in the near future. In each case the paved roadway lies partially within the dedicated road allowance, partially on the adjacent Corporation land. The siting of the Bonsor Pool was determined with this condition in mind, and accommodates the necessary setbacks from the streets.

As to the matter of additional curb parking, a maximum of safe, convenience on-site parking is being encouraged in the area, for the benefit of patrons of the recreational facilities as well as those of the commercial uses. It is considered most suitable to concentrate on such on-site

parking where a relatively higher degree of safety and control can be maintained, as well as assuring greater operational efficiency for the parking lot and less interference with traffic movements on the streets. It is noted that the existing standard does accommodate two lanes of curb parking plus the two lanes of moving traffic, but that parking may be subject to control in the future to provide for adequate vision, clearance, turning movements, and the like.

(2) Signalization of the Fern Diversion/Nelson Avenue Intersection

It has been suggested that Simpsons Sears Limited bear the full responsibility for costs of any future signalization of the proposed new intersection at Nelson Avenue, should the warrants for signalization be met. Inasmuch as the principal traffic volumes using the Fern Diversion are expected to be generated by vehicles destined for or originating from the department store's parking lot, this is considered to be a reasonable requirement, and has been conveyed to the Company's representative. We understand that a response will be forthcoming shortly, and the Planning Department hopes to be able to convey Simpsons Sears' position to the Council at the October 22 meeting.

It is noted that the signal's phasing will be required to tie into that of the Kingsway/Nelson signal, should signalization in fact be warranted in the future.

(3) Extension of Brief Street to Lily and Nelson Avenues

The final question referred to the desirability of extending Brief Street to the east beyond Fern Avenue to Lily and ultimately to Nelson Avenue. It was suggested that this extension be made a part of the current agreement and that the necessary dedications be obtained at this time.

With respect, it is reported that the easterly extension of Brief Street is planned, as a later stage in the development of the area. The accompanying sketches indicate (a) the present situation, (b) the proposed situation upon completion of terms of the 1967 agreement, and (c) the proposed ultimate road pattern.

The accomplishment of the ultimate Brief Street extension involves further property acquisition and consolidations, and will make possible the closure of those portions of Fern Avenue and Lily Avenue north of the Brief Street allowance. At this time a key property on the east side of Fern Avenue is in private ownership and hence the road extension cannot be created at present. The Planning Department would recommend completion of the current agreement to effect the major immediate consolidation and road improvement, with further action to achieve the completion of Brief Street to follow.

It is intended that the mechanics of the eventual extension be the subject of a future report to Council and that the disposition of road allowances then rendered redundant will be decided at that time.

\* \* \* \*

In conclusion, this Department would reiterate the importance of Council's dealing with the specific matters detailed in the previous report as the essential next step in completing the terms of the 1967 agreement, in order that the private agreement whereby the Fern Diversion right-of-way is to be obtained be consummated before its expiry date of December 31.

Copies of the attachments which accompanied the October 15 report are attached for reference.

ITEM 18

MANAGER'S REPORT NO. 79

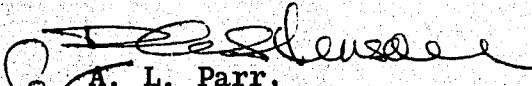
COUNCIL MEETING Oct. 22/73

Recommendation:

It is recommended that:

- (a) The recommendations of the October 15, 1973 report be adopted - viz:
- (1) The Council approve in principle the concept of proceeding at this time with the Fern Avenue closure and vesting of title, new road dedication, and associated subdivisions, preliminary to accomplishment of the overall subdivision, subject to the Agreement mentioned above.
  - (2) The Council authorize the introduction of a Road Closing By-law for that portion of Fern Avenue north of the proposed Fern Diversion.
  - (3) The Council authorize acceptance of the 66 foot road dedication for the Fern Diversion as indicated on Sketch #1.
  - (4) The Council approve the vesting of title to the closed portion of Fern Avenue in the abutting owners in exchange for the new road dedication and construction to full Municipal standards, and
  - (5) All of the above be provided without cost, legal expenses, or survey expenses to the Corporation.
- (b) The Municipal Solicitor be asked to prepare the necessary formal Agreement confirming the Company's intention to proceed with the proposal.
- (c) As a further condition, Simpsons Sears agree to bear the full costs of signalization of the proposed Fern Diversion/Nelson Avenue signalization as and when the warrants for such control are met.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

DGS:cm

Attach.

c.c. Municipal Solicitor ( )  
Municipal Engineer ( )

ITEM 14  
MANAGER'S REPORT NO. 77  
COUNCIL MEETING Oct. 15/73

Page 3  
REPORT NO. 68, 1967,  
MUNICIPAL MANAGER

ITEM 18  
MANAGER'S REPORT NO. 79  
COUNCIL MEETING Oct. 22/73

Re: Simpsons Sears Parking Lot.

Approximately two years ago, Simpsons Sears acquired title to all properties in the block bounded by Brief, Bonsor, Irving and Fern. Just prior to the passage of the current Zoning By-law, they applied for permission to use the site for parking under section 13 of the old Town Planning By-law and this permission was granted by Council on the understanding that Simpsons Sears Ltd. would undertake suitable landscaping of the property in order to protect residential amenities in the area.

Following the granting of this approval, the Department and Simpsons Sears representatives met to discuss landscaping, points of ingress and egress and of more significance, the problems of traffic circulation on the existing street pattern. A number of schemes were examined and tested and the attached plan represents the proposal which is acceptable to the Department and to Simpsons Sears and Super Valu, the two main land owners involved.

Briefly, the proposal shown on plan E.1894-1 has the obvious advantage to Simpsons Sears of allowing them to expand and consolidate their holdings. The advantages to the Corporation are twofold - the maintenance of redundant allowances is removed and secondly, the problem of traffic congestion at the Kingsway-Nelson intersection is reduced by the relocation of the Shopping Centre entrance some 300 feet south of the present location.

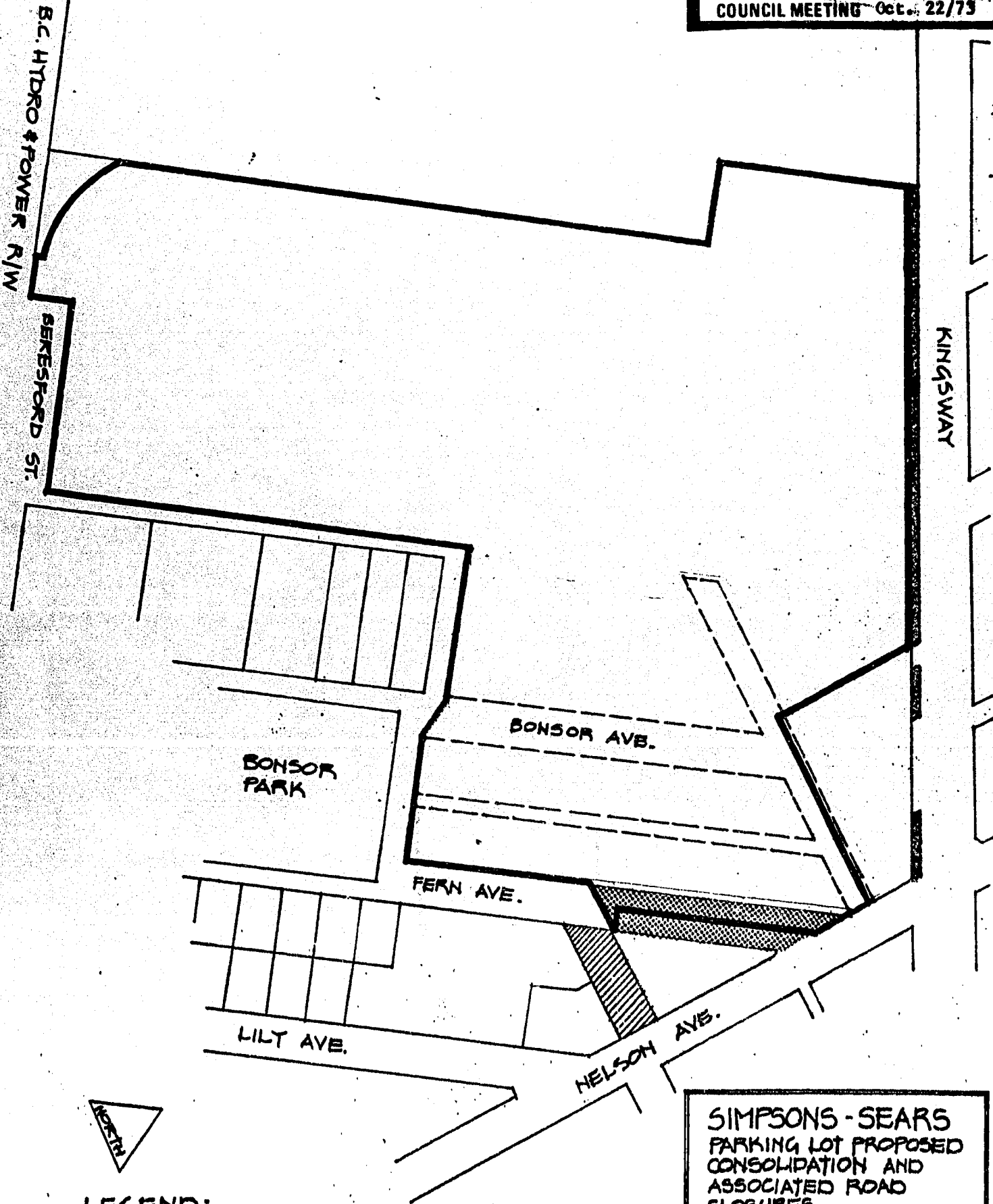
**Proposal:**

1. It is proposed to cancel the following streets:
  - (a) Irving Street from Nelson Avenue west.
  - (b) Bonsor Avenue from Brief Street to Irving Street.
  - (c) Bonsor lane from Brief Street to Irving Street.
  - (d) Fern Avenue from Nelson Avenue to the Fern Diversion.
2. It is proposed that the redundant allowances and the various Simpsons Sears holdings would be consolidated into one site.
3. In exchange for the redundant allowances, ~~the Corporation~~ <sup>SIMPSONS SEARS</sup> will agree to the following:
  - (a) Provide easements for all services located within the allowances.
  - (b) Provide the land required for the Fern Diversion.
  - (c) Provide funds to construct the Fern Diversion to Corporation standards.
  - (d) Provide funds to curb that portion of Brief Street west of Bonsor Avenue and the redundant entrances of Irving Street and Fern Avenue onto Nelson Avenue.
  - (e) Provide the Corporation with the 16.5' Kingsway widening between the west boundary of the site and Nelson Avenue.
  - (f) Provide funds to commute all Local Improvements Charges for the Fern Avenue frontage.
  - (g) Provide to the Corporation, all of the above without cost, legal expenses or survey expenses.




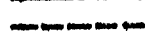

It is recommended that the proposal be approved. The necessary By-laws will be presented to Council as required.

ITEM 14  
 MANAGER'S REPORT NO. 77  
 COUNCIL MEETING Oct. 15/73

ITEM 18  
 MANAGER'S REPORT NO. 79  
 COUNCIL MEETING Oct. 22/73



**LEGEND:**

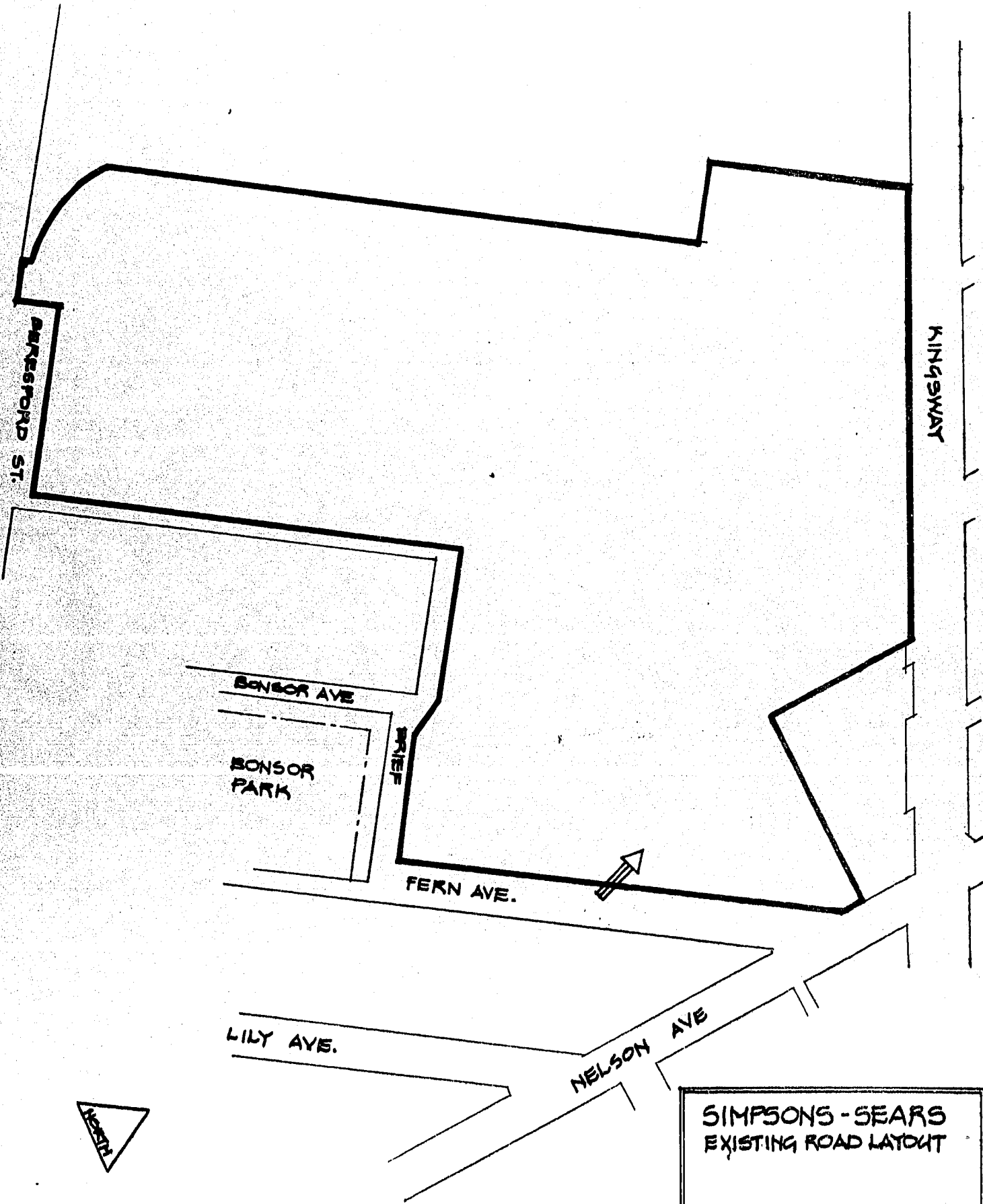
-  INITIAL PHASE - ROAD DEDICATION
-  INITIAL PHASE - ROAD CLOSURE
-  SECOND PHASE - ROAD WIDENING
-  ROADS NOW CLOSED
-  PERIMETER OF PROPOSED CONSOLIDATED SITE

**SIMPSONS - SEARS  
 PARKING LOT PROPOSED  
 CONSOLIDATION AND  
 ASSOCIATED ROAD  
 CLOSURES**

SCALE: 1" = 200'  
 DRAWN BY: LBB  
 DATE: OCT., 1973

**SKETCH # 1**

ITEM 18  
MANAGER'S REPORT NO. 79  
COUNCIL MEETING Oct. 22/73

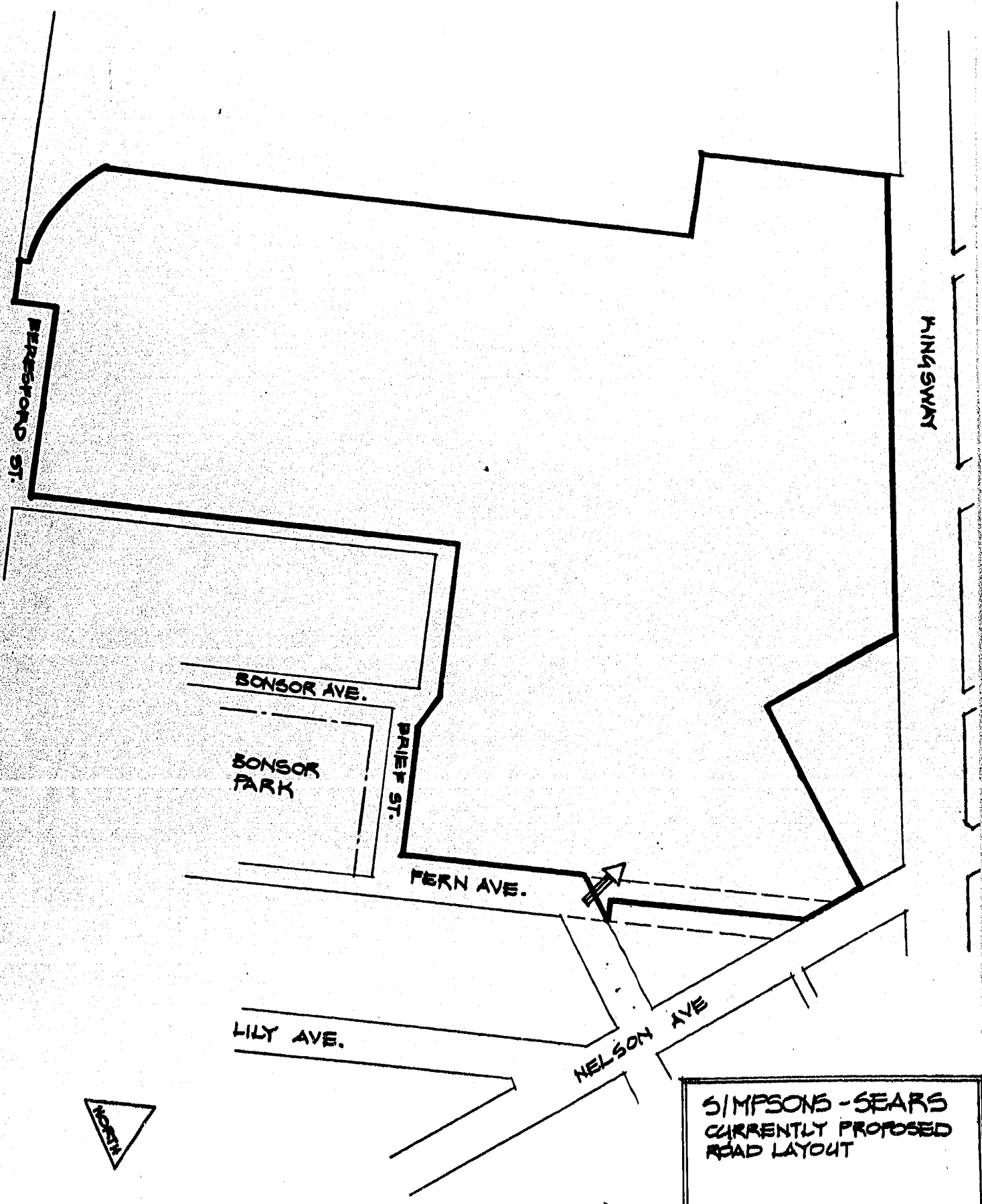


SIMPSONS - SEARS  
EXISTING ROAD LAYOUT

SCALE: 1" = 200'  
DRAWN BY: LES  
DATE: OCT. 1973

SKETCH (a)

ITEM 18  
MANAGER'S REPORT NO. 79  
COUNCIL MEETING Oct. 22/73

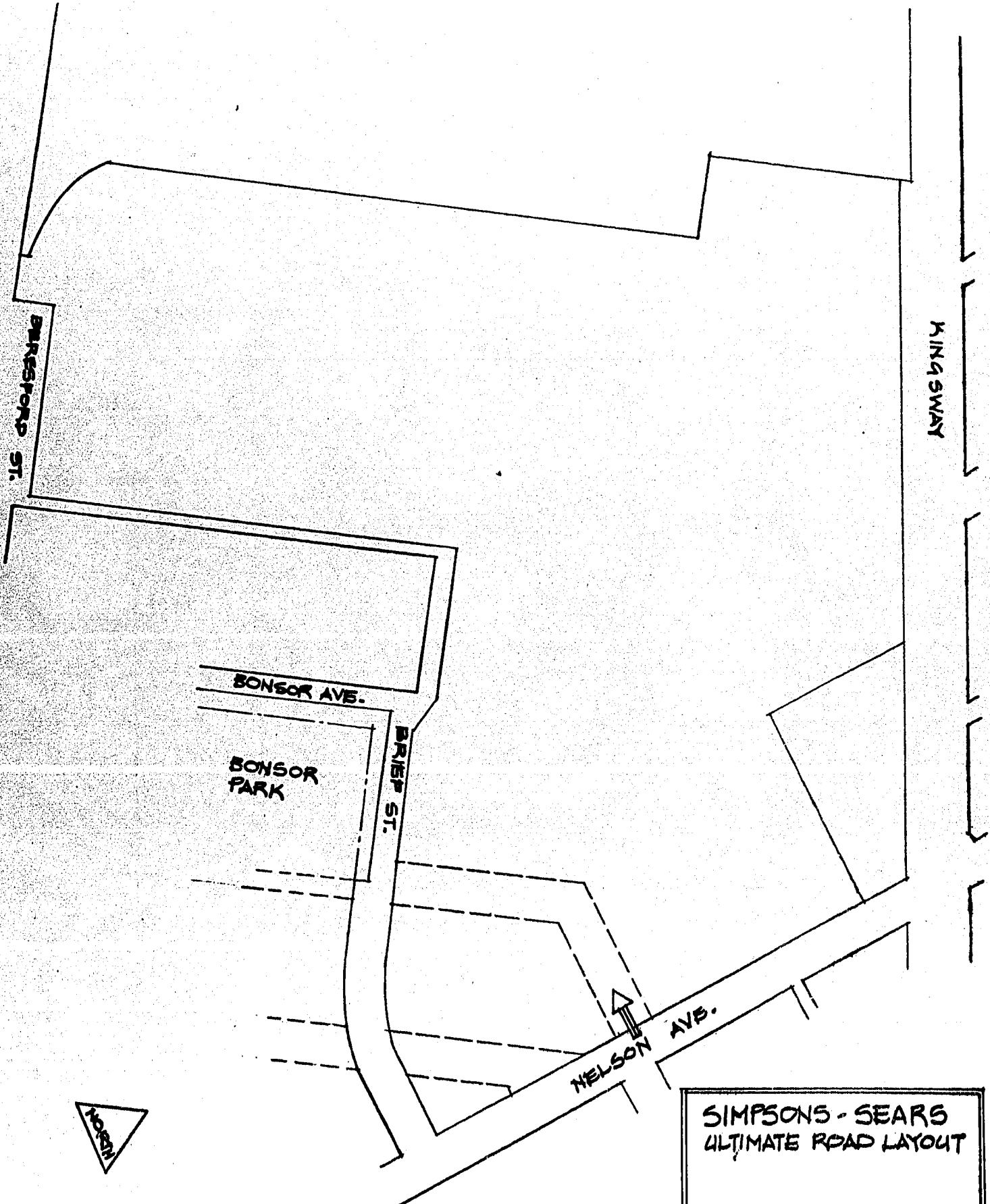


SIMPSONS - SEARS  
CURRENTLY PROPOSED  
ROAD LAYOUT

SCALE: 1" = 200'  
DRAWN BY: lbb  
DATE: OCT. 1973

SKETCH (b)

ITEM 18  
MANAGER'S REPORT NO. 79  
COUNCIL MEETING Oct. 22/73



SIMPSONS - SEARS  
ULTIMATE ROAD LAYOUT

SCALE: 1" = 200'  
DRAWN BY: lbb  
DATE: OCT 1973

SKETCH (C)



ITEM 18

MANAGER'S REPORT NO. 79

COUNCIL MEETING Oct. 22/73

SIMPSONS-SEARS LIMITED

4750 KINGSWAY

BURNABY 1, B.C.

B. C. WARD  
GENERAL MANAGER  
B. C. OPERATIONS

October 19th, 1973.

The Mayor and Council  
The Corporation of the District of Burnaby  
Municipal Hall  
4949 Canada Way  
Burnaby 2, B.C.

Dear Sirs:

Road System  
- Kingsway Town Centre  
- Proposed Property Exchange

In December of 1966 the Municipality approached our Company regarding the widening of Kingsway by 16.5 feet across the full length of our frontage on that street. At that time there were also discussions as to closing Irving Street and Bonsor Avenue and consolidating portions of these streets with Simpsons-Sears Property and Bills Investments Property on which the Super Valu Store is located.

This matter has progressed since that date through a series of property exchanges with the Municipality in an effort to obtain one integrated parking lot. The first stage of the proposal was given Municipal approval by the Burnaby Road Closing By-law No. 12, 1967.

At that time the proposal to create the Fern Avenue Diversion was first discussed and since that date our Company has been proceeding actively to accomplish this end.

Plans to create the Fern Avenue Diversion were delayed because of difficulty encountered in negotiating with the various property owners involved. However, over a period of years the required land was acquired and in the fall of 1972 the matter was discussed at some length with Mr. Armstrong of your Planning Department. On November 2nd, 1972, Mr. Armstrong in his letter to Invan Realty Ltd., our agents, set out a proposal that would facilitate the creation of the Fern Avenue Diversion. After this letter was received extensive negotiations were entered into between our Company,

Page Two  
The Mayor and Council

Vantor Realty Limited, Chalet Bakeries Ltd. and Sandor Land Company Limited and an agreement was arrived at embodying the proposal. Briefly stated, the Agreement provided for a closure of a portion of Fern Avenue, the acquisition of a small portion of the Chalet Bakeries Ltd. lands, the exchange of certain lands owned or controlled by our Company with certain lands owned by Sandor Land Company Limited and the dedication and construction of the new roadway from Fern Avenue to Nelson.

The Agreement between the parties is conditional upon receiving the necessary approval from the Municipality of Burnaby in connection with the closure of the portion of Fern Avenue and vesting of the same in the name of Vantor Realty Ltd. and Sandor Land Company Limited and as to the subdivision of the property. The Agreement further provides that if the subdivision plans are not approved by December 31st, 1973 and the closed road area vested by the same date then the parties shall be released from the Agreement and the Agreement shall be null and void.

We have discussed this matter with your Planning Department and it is most important to our Company that the matter be proceeded with at this time as if it is not proceeded with and the Agreement lapses it will be very difficult if not impossible to get all parties to come to a further agreement with respect to the Fern Avenue Diversion.

We have advised the Planning Department that once approval in principle is given we will take the necessary action to have subdivision plans prepared and tendered for approval as soon as possible. At this time any small details which may be causing concern to the Municipality could be resolved.

It is hoped that the Municipal Council will not lose sight of the basic objective of this Agreement and the work to date, that is, to provide better access to the Simpsons-Sears Parking Lot and an improved traffic flow in the area. In our view it is beneficial to all concerned including the Municipality as it receives this improved traffic flow at no cost to it.

Accordingly, we would be pleased if you would give this matter immediate approval in principle in order that it may proceed.

ITEM 18

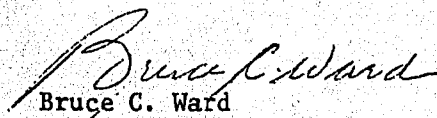
MANAGER'S REPORT NO. 79

COUNCIL MEETING Oct. 22/73

Page Three  
The Mayor and Council

If we can be of any assistance do not hesitate to contact  
us as we would be pleased to assist.

Very truly yours



Bruce C. Ward  
General Manager  
B.C. Operations

BCW:h  
cc - Municipal Manager  
Director of Planning