

Re: ENQUIRY ON PARKING PROVISIONS
B.C. TELEPHONE HEADQUARTERS BUILDING
BOUNDARY/KINGSWAY
REZONING REFERENCE #32/74

ITEM	6
MANAGER'S REPORT NO.	1
COUNCIL MEETING	Jan. 10/77

Council on November 15, 1976 requested that staff provide a report indicating the current position on the question of B.C. Telephone employees using a parking facility in the Central Park area and providing information with regard to a question of a bond for additional parking being provided for B.C. Telephone Company.

Following is a report from the Director of Planning dated December 22, 1976 regarding parking provisions.

This is for the information of Council.

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PLANNING DEPARTMENT
22 DECEMBER, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: ENQUIRY ON PARKING PROVISIONS
B.C. TELEPHONE HEADQUARTERS BUILDING
BOUNDARY/KINGSWAY
REZONING REFERENCE #32/74

Council on November 15, 1976, requested that a Staff Report be provided indicating the current position on the question of B.C. Telephone employees using a parking facility in the Central Park area and providing information with regard to a question of a bond for additional parking being provided for B.C. Telephone Company.

The matter of parking provisions for the B.C. Telephone Headquarters Building was the subject of considerable discussion by Council at the time of the rezoning. (Final Adoption January 27, 1975). Council accepted a letter dated November 15, 1974 from Mr. G.F. MacFarlane, Vice-President, Corporate Development concerning parking provisions in which it was stated that:

"If a (parking) shortage were to develop, it is assumed that parking congestion would occur on neighbouring streets. We would anticipate that this would first be brought to the attention of the District of Burnaby. We would assume, therefore, that the District would be best able to identify the existence of a problem.

If the District were to document evidence that the utilization of our site was creating a problem due to a shortage of parking spaces, we would be prepared to provide additional parking facilities up to the normal limit of the existing by-law."

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The Comprehensive Development Plan for this project also indicates how additional parking (470 spaces) could be appropriately provided in an essentially underground parking structure without affecting the basic form of the approved office building. No bond was required of the developer with respect to parking provisions at the time of rezoning. It was also noted that the Bureau of Transit Services had stated that its intention was to raise the level of public transit service to an appropriate level to meet the needs of new development along Kingsway, particularly with reference to the B.C. Telephone Building. Recent route changes have been initiated in pursuance of these intentions.

In October of 1975, some time after the final adoption of the Zoning By-law, an enquiry was made to the Municipality by a potential parking management firm for the B.C. Telephone Building on the possible use of the Swangard Stadium parking lot by B.C. Telephone employees on some sort of revenue sharing basis. The Planning Department responded by indicating that such a proposal was at variance with the original zoning agreements and conditions for the B.C. Telephone Building. The Central Park parking facilities should not be utilized by employees or visitors to the B.C. Telephone Building. Any unauthorized parking would be discouraged from the outset. A further enquiry of the developer in October 1976 indicated that a parking management firm had not been definitely appointed as yet.

This is for the information of Council.

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KI:ea
c.c. Parks & Recreation Administrator

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