

23-Feb-1959

Moved by Councillor Mather, Seconded by Councillor MacSorley: "That "BURNABY TEMPORARY LOAN BY-LAW NO. 1, 1959" be now reconsidered."

CARRIED UNANIMOUSLY

Moved by Councillor Mather, Seconded by Councillor Edwards: "That "BURNABY TEMPORARY LOAN BY-LAW NO. 1, 1959" be now finally adopted, and signed by the Reeve and Clerk and that the Corporate Seal be affixed thereto."

CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor McLean: "That "BURNABY TOWN PLANNING BY-LAW 1948, AMENDMENT BY-LAW NO. 2, 1959" be tabled pending consideration of the proposed shopping centre by Webb and Knapp Company on property at Lougheed Highway and Willingdon Avenue."

CARRIED UNANIMOUSLY

Moved by Councillor Brown, Seconded by Councillor MacSorley: "That the Council resolve into Committee of the Whole with the Reeve in the Chair."

CARRIED UNANIMOUSLY

The Director of Planning referred to his report on the shopping centre proposal dated February 9th and stressed particularly the statement that the site was not well suited to relate with other important elements of the community including the freeway, tentative major street system and a possible Governmental social precinct centered on the Municipal Hall. Reference was also made to the confliction with the existing trade area in North Burnaby. It was pointed out that the forthcoming freeway development had changed the traffic concept in that the major traffic flow would be diverted through the centre of the Municipality. It was suggested a development of the nature proposed would serve as a core for a central commercial centre and cited the Planning Department's alternate proposal for such location at Sperling Avenue and Sprott Street. It was submitted that in order to use this site however trunk sewer facilities needed to be installed, Sperling Avenue was in need of widening, the extension of water supply was necessary. However, the proximity to a freeway exchange added to the potential of the Sperling - Sprott site. It was submitted however that if the Company did not locate on the Willingdon - Lougheed site the centre would certainly be established in Vancouver in the vicinity of Cassiar Street and would possess the same detrimental features insofar as traffic and effect on trade areas in Burnaby were concerned and in addition would forestall any further development in the centre of Burnaby. From a traffic viewpoint it was submitted the Department of Highways preferred the Sperling - Sprott site in view of its close association with the freeway interchange and while there would be a second interchange at Willingdon Avenue the Sperling ramp would be less used at this time. The meeting was advised a Traffic Engineer was being employed by the principals for the Company who would work with the Corporation on traffic matters. It was also reported that the Company was prepared to bear the sum of \$24,000.00 toward downstream drainage work to be generated by the proposed development, and also was prepared to dedicate and develop 33 feet of land from their site for widening of Willingdon Avenue. The Company was also working with the representatives of the Brentwood area on access ways to that area.

On being questioned on the advisability of locating a shopping centre remote from a freeway exchange, principals for the Company advised that a recent inspection of three centers in San Francisco had revealed that none were located near a freeway exchange and that therefore this was not considered an important factor. Mr. West of T. Eaton Company, principal tenants for the shopping centre, advised the meeting that the Sprott-Sperling site was considered to be too close to New Westminster where an important merchandising competitor was established. Market surveys indicated that the centre would draw considerably from the surrounding area and perhaps from the North Shore although strong competition at that location would influence the degree to which customers would visit the subject centre.

Moved by Councillor Brown, Seconded by Councillor McLean: "That the Committee do now rise and report the By-Law complete without amendment."

CARRIED UNANIMOUSLY

The Council reconvened.

Moved by Councillor Brown, Seconded by Councillor McLean: "That "BURNABY TOWN PLANNING BY-LAW, 1948, AMENDMENT BY-LAW NO. 2, 1959" be now finally adopted, and signed by the Reeve and Clerk and that the Corporate Seal be affixed thereto."

CARRIED UNANIMOUSLY

Councillor Prittie reported that it had come to his attention the Mayor of the City of Vancouver had appointed a Committee to handle arrangements for the Pan-American Games in Vancouver in the year 1963. It was suggested this might be another opportunity to encourage development of Burnaby Lake as a logical location for rowing