

December 10th, 1964

Mr. A. L. Parr
Director of Planning
District of Burnaby
Burnaby Municipal Hall
Burnaby, B. C.

Dear Mr. Parr,

Proposed Comprehensive Development
Corner of North Road and Government
Road, Burnaby, British Columbia

We have been instructed by our clients, Messrs. Aceman, Nathanson and Rosen to inform you that it is their intention to seek re-zoning of the thirty seven acre site outlined on the accompanying drawing to permit the construction of a development comprising a regional shopping centre of approximately thirty - one (31) acres with the balance of the site in complementary multiple family housing.

We have selected this site for a major regional shopping centre because our own observations of the traffic and growth patterns in this area have, over several years, been reinforced by the studies and recommendations of the regional planning board. In addition, a study has been made in the past three months by one of America's leading market research companies and their report also recommends that this site is the correct one for the centre to serve this area. All recommendations are that a major regional centre be constructed immediately at this location in that the demand is there now. Our clients are prepared to proceed at once and construction could start by next summer with completion aimed at Christmas, 1966.

The shopping centre would contain one major department store with approximately 150,000 square feet (not a "discount" store), a food market of approximately 40,000 square feet, a junior department store, a variety store, specialty stores and offices. The total centre is expected to have over 300,000 square feet of retail space initially and to expand to over 350,000 square feet.

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Our clients are particularly concerned that the centre shall not be purely a retail centre, but that it shall serve as a focal point for recreation, professional services and certain other community services. To these ends we expect to include a large year around open ice skating rink, a cinema, swimming pool, etc., as well as making space available to the municipality for functions that can be advantageously located in the centre, e.g. library, post office, government offices, etc.

We have had preliminary discussions with the department store concerning the layout for the centre and we are investigating two alternatives. We shall seek an appointment to consult with the planning department concerning the general approach before proceeding into any detail.

Our clients have developed several large shopping centres, hotels, housing complexes, office buildings, private hospitals, etc., in British Columbia and they enjoy the confidence of the major tenants necessary for a development of this scope.

We are not at liberty to disclose the identity of the department store or the food market at this time in that, as you are aware, the parties concerned do not permit the use of their name until arrangements for their participation are completed.

It is our intention to work very closely with the municipal council and staff in the development of this proposal in order to arrive at a centre which will serve the region best.

Yours truly,



L. G. Dirassar, M.R.A.I.C.