

4 July 1966.

POLICY/PLANNING REPORT NO. 10, 1966.

Chairman and Members,
POLICY/PLANNING COMMITTEE.

Gentlemen: Re: Proposed 15th Avenue Industrial Area.
 (Dominion Construction).

The purpose of this report is to provide a summary of the two phases of action taken to date on this proposal and agreement and Council decision still required in order to finalize the establishment of the area.

This report does not go into the use of the municipal property north of 15th Avenue which is considered to be a related but separate subject.

The report is in two parts. The first part deals with the area west of 16th Street where substantial agreement has been reached; Council approvals received; and a public hearing for rezoning held. At the time this proposed development was advanced to this stage it was anticipated this would be sufficient for present development purposes.

Since that time Dominion Construction has considered another type of development for which a larger area is necessary. Discussions were then resumed on the basis of a larger area by including the area east of 16th Street over to 15th Street. The second part of this report deals with this area between 16th Street and 15th Street where preliminary agreement has now been reached at the staff level, but no Council approval been obtained or public hearings held.

Dominion Construction is anxious to know where it stands so it can proceed with its own negotiations regarding development so this report is designed to make it possible to bring the area between 15th and 16th Streets to the same stage as the area west of 16th Street, following which the entire scheme can proceed as one proposal in respect to rezoning, servicing, subdivision, et cetera.

Part 1: (15th Avenue area between 19th Street and 16th Street).

The following recommendations were adopted by Council on 4th October 1965:

- (a) 15th Avenue to be re-aligned by moving it south a distance of 50 feet;
- (b) acquisition of land owned by the Municipality, by Dominion Construction Co. Ltd. on the basis of the value of unimproved land (\$11,000. per acre).
- (c) the paving and draining of 15th Avenue from 19th Street to 16th Street to be carried out as a local improvement on a full frontage basis with the cost shared equally between the Corporation and Dominion Construction. The approximate total cost was estimated at \$100,000.00.
- (d) The Corporation to provide, at its own expense, an outlet for the storm drainage on 15th Street in accordance with established policy.

A Public Hearing on the rezoning of that land lying south of the relocated 15th Avenue and the 14th Avenue - 15th Avenue diversion between 19th and 16th Streets from Residential R5 to Industrial M1 was held on 15th February 1966. Final passage of the rezoning to take place only after subdivision, land sales, and servicing aspects had been finalized.

Dominion Construction subsequently proposed an exchange of property on Greenwood Street to the value of Municipal property in the 15th Avenue area.

(.....2)

(Part 1.....continued)

This 15th Avenue area project was not carried further due to the desire of Dominion Construction to extend the area under consideration to 15th Street to meet the requirements of a single Company interested in extending its holdings for immediate development.

Part II: (15th Avenue area between 16th Street and 15th Street).

With reference to this area, which contains a major open storm water facility, Council on 4th October 1965 adopted this recommendation:

"Drainage of 15th Avenue between 15th Street and 16th Street to be the responsibility of the Municipality as part of the general drainage programme."

Discussions were held with Dominion Construction Co. Ltd. on its revised need to meet the requirements of the prospective single-use development.

The following points have been agreed upon at staff level:

- (a) "That 7611 - 15th Street (Brkun) would be purchased by the Corporation for road purposes." (Valued by the Land Agent at \$10,000.).
- (b) "That the property known as 7643 - 15th Street (Carlberg) be purchased by Dominion Construction as a condition of rezoning."

Dominion Construction now advise that they have been unable to acquire this property at a reasonable price and asked for a compromise rezoning by stopping 120 feet west of and parallel to 15th Street. Burnaby staff has agreed to this compromise.

- (c) "That the equally shared local improvement agreed to for Part I be extended to 15th Avenue between 15th and 16th Streets." This requires Council concurrence.
- (d) "The surveyor to proceed with a plan to accompany the necessary Road Closing By-law." This plan has been prepared and if the entire proposal is accepted by Council, it would then be necessary to initiate road abandonment proceedings.
- (e) "Further information to be provided on the proposed industrial development."

A Confidential letter has been forwarded describing the general uses proposed. As the development of this land is critical to the development of municipal land on the north side of 15th Avenue, final passage of a rezoning by-law should follow submission of acceptable plans for development.

PART III - (Summary and Implementation).

(a) Implementation:

- (i) Municipality to purchase 7611 - 15th Street being Block 25, Sketch 9439, D.L.53, Plan 3037 for road purposes at an estimated cost of \$10,000.00.
- (ii) On the basis of \$11,000. per acre it is calculated that the Corporation should receive \$19,261.00 for land exchange.

The value of the Greenwood Street property is \$20,080.00 but this land
(.....3)

(Part 111.....continued)

is not needed for any municipal purpose.

(iii) Extension of the M1 zoning up to the relocated 15th Avenue and to within 120 feet of 15th Street providing:

- (a) Council agrees to place in a sale position the Municipal land as proposed.
- (b) Council agrees to exchange certain lands to allow the new subdivision pattern.
- (c) Council agrees to acquire the Bakun property for road purposes.
- (d) Council agrees to the Local Improvement procedure for the provision of services.

(b) Summary:

Dominion Construction has already indicated its acceptance with the exception of the cash payment for Municipal land.

If accepted by Council the Corporation can then embark on the mechanics of road abandonment, conveyancing, re-subdivision, easements, et cetera, with all aspects to be concluded prior to the final passage of the amendment by-law for rezoning.

Dominion Construction would have to petition for the necessary local improvement works.

Rather than deal separately with two rezoning by-laws it is proposed to report on the area between 16th Street and 15th Street, hold a public hearing on this additional area and then present one by-law for Council consideration and adoption.

Part IV:

(Recommendation).

The development now proposed for this area differs from the original proposal and would be beneficial to an existing industry.

Burnaby would have a much more useable area north of the relocated 15th Avenue.

It is recommended that Council approve the amended proposal. It involves a local improvement of an extent greater than envisaged by the October 1965 Agreement but the advantages in settling the larger area well justify the extension of the previous commitment.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

HB:cb