

18. Re: Municipally Owned Church Site - D.L. 86/91

The following is a report of the Planning Director dated November 24, 1971, regarding the above in which he outlines the current status of the site together with the cost of servicing same and the conditions of sale he proposes.

RECOMMENDATION:

THAT the design and construction of the required services be authorized, with work to commence after the land is sold; and
 THAT tenders be called for the sale of the site; and
 THAT additional conditions of sale be the submission of satisfactory preliminary drawings for building and site use, a satisfactory proposed construction schedule, and acknowledgement by the bidder that all access and egress from the site will have to be from Humphries Avenue as no access or egress will be permitted to or from either lane.

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Council has authorized in principle the creation of a Church site in the southwest corner of the Municipal "D.L. 86" development. Action has taken place on the various steps involved as described below:

1. B. C. Hydro Acquisition

It will be recalled that Council authorized the purchase of the B. C. Hydro owned lands through the south portion of D.L. 86. Once the easement agreements for the Hydro Installation are executed, title will pass thus allowing the completion of one road closing procedure and the consolidation of lands.

2. Road Closing Procedure.

In order to create the site, a portion of Humphries and Morley Street must be abandoned. This abandonment is being carried out and on completion of this and the Hydro transaction referred to above, the site can be created by subdivision plan. All of these steps are underway.

3. Rezoning

The rezoning of this site has been advanced to a Public Hearing and the bylaw has been given two readings. The bylaw can be passed once the site is created as referred to above.

4. Servicing

In order to service the site, the following expenditures must be approved:

Sanitary Sewer	Nil (available from lane)
Water	\$4,050.00
Storm Sewer	8,550.00
Walkway	1,250.00
Road (36' pavement with 5' c/w both sides)	<u>20,000.00</u>
	\$33,850.00
Lane (as per Item 2; Report 65, October 12, 1971)	<u>4,000.00</u>
TOTAL	<u>\$37,850.00</u>

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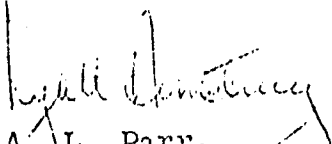
None of these costs can be recovered against the sale of other lands as the opposite side of the street is designated for Park use. These costs would however be incurred in the normal development of D.L. 86. Design and construction of these services should be authorized, work to commence on the sale of these lands.

As all of the above steps involved in the creation of the site near completion, approval should now be obtained to advertise the parcel for sale. Since the site will be zoned when sold, the opportunity will not exist to exercise the normal scrutiny of plans. As Council is aware, the quality of development taking place in D.L. 86 is high and the development of the Church site should reflect this standard. Therefore, as part of the public tender call, the submission of Preliminary drawings for building and site use should be required. Similarly, a proposed construction schedule should be required. Finally, as there has been considerable interest over the years in acquiring Church sites in Burnaby and as this is the first one that the Corporation has put up for sale, the proposed sale of this site should be adequately advertised and sufficient time given for all groups to prepare and submit plans.

It is therefore recommended that Council authorize the advertising of this site for sale, submissions to include:

- (i) The monetary consideration
- (ii) Preliminary drawings for building and site use.
- (iii) A proposed construction schedule.

These are the same conditions adopted by Council on March 8, 1971 for the Church site which was proposed but not achieved in the southeast corner of the D.L. 86 Municipal development.


A. L. Parr,
DIRECTOR OF PLANNING