

ITEM	13
MANAGER'S REPORT NO.	82
COUNCIL MEETING	Dec. 20/76

Re: OFFER TO SELL TO DISTRICT OF BURNABY BY MRS. V. KUZYK
 2726 BAINBRIDGE AVENUE
 LOT 4, BLOCKS 3 & 4, PART PLAN 14985 OF D.L. 59 AND 136 & 137

The following is a report dated December 16, 1976, from the Director of Planning concerning the above noted property. This matter was raised at the Public Hearing on December 14, which considered Rezoning By-Law Reference #37/76.

RECOMMENDATION:

1. THAT Council approve of the amendments to the 1975 Area Guide Plan by providing for private driveway access to Sites A, B & C in order to eliminate from the plan an unnecessary public road over the subject site.
2. THAT Council accepts the principle of consolidating the subject property with the residential sites to the north for residential purposes.
3. THAT Council give First and Second Reading to Rezoning Bylaw Reference #37/76 as Mrs. Kuzyk's objections have now been considered within the plan.
4. THAT Mrs. Kuzyk be advised of the action taken.

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TO: MUNICIPAL MANAGER DECEMBER 16, 1976.
 FROM: DIRECTOR OF PLANNING
 SUBJECT: PROPOSED PROPERTY ACQUISITION
 2726 Bainbridge Avenue,
 Lot 4, Blocks 3 & 4, Part Plan 14985 of D.L.
 59 and 136 & 137

1.0 BACKGROUND:

- 1.1 The subject property lies within the Area Guide Plan which Council received on April 10, 1975 as part of a Long Range Development Plan for land assembly. This Plan (attached) covered lands lying immediately west of Lake City Industrial Park and delineated a road subdivision and land use pattern which has formed the basis of a number of reports to Council since that time.
- 1.2 On October 21, 1976, Mrs. V. Kuzyk offered the subject property for sale to the Municipality and on November 8, 1976 this Department requested the Land Agent prepare an estimate of the value of the property based on the area plan noted above.
- 1.3 The subject site is located immediately north of the properties now before Council under Rezoning Reference #37/76. This project received a Public Hearing on December 14, 1976 at which time Council received a request from Mrs. V. Kuzyk for the Municipality to consider acquisition of the subject property for required roads.


2.0 ANALYSIS:

- 2.1 The Kuzyk Property is a relatively large lot of approximately 2.5 acres gross (see Figure 2) before road dedication. Figure 1 indicates that the majority of the property is required for the Bainbridge/Phillips Connector and a residential cul-de-sac which would facilitate vehicular access to development Sites A B and the School/Park site.

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- 2.2 The detailed planning of Site A is already being conducted under Rezoning Reference #37/76 which involves the subdivision of a small westerly segment of the site for a small convenience commercial facility with the balance covered by a community plan for group housing at 10-12 units per acre. The two uses of Site A and the location of the 80' wide B.C. Hydro right-of-way within the site require the use of an internal driveway system to gain logical access to the two subdivisions and the parking therein. For this reason Site A does not require a public road to the north utilizing the Kuzyk property and likewise development Site B, designated suitable for R8 cluster housing or alternatively an R2 residential subdivision can utilize a single private driveway access or access from Phillips Avenue respectively.
- 2.3 Considering the above, the Area Guide Plan has been modified according to Fig. 2. Please note that vehicular and pedestrian access to the School/Park site will be gained from the R2 residential area to the east with further public access from the north, south and west via landscaped pedestrian easements over Sites A B & C as shown on Fig. 2.
- 2.4 The Planning Department considers these minor modifications to the plan equally acceptable from a planning and circulation point of view while at the same time this will enable the Kuzyk property to be utilized to a much greater extent for housing as part of Site B. This will result in significantly increased recapture value attributable to the subject property, as a result of consolidation within Site B. The Land Agent has indicated that the land valuation effect so described will increase the value of the property to an estimated \$175,000.
- 2.5 In conclusion the minor revisions to the Area Guide Plan described within this report provide a logical suitable alternative to the provision of a public road across the subject site and will make the Kuzyk property much more attractive to private developers and suitable for consolidation with properties to the north.
- 3.0 RECOMMENDATIONS:
- It is recommended
- 3.1 THAT Council approve of the amendments to the 1975 Area Guide Plan by providing for private driveway access to Sites A B & C in order to eliminate from the plan an unnecessary public road over the subject site.
- 3.2 THAT Council accepts the principle of consolidating the subject property with the residential sites to the north for residential purposes.
- 3.3 THAT Council give First and Second Reading to Rezoning Bylaw Reference #37/76 as Mrs. Kuzyk's objections have now been considered within the plan.


A. L. Parr
DIRECTOR OF PLANNING

SJB/sam
cc: Land Agent
Municipal Engineer

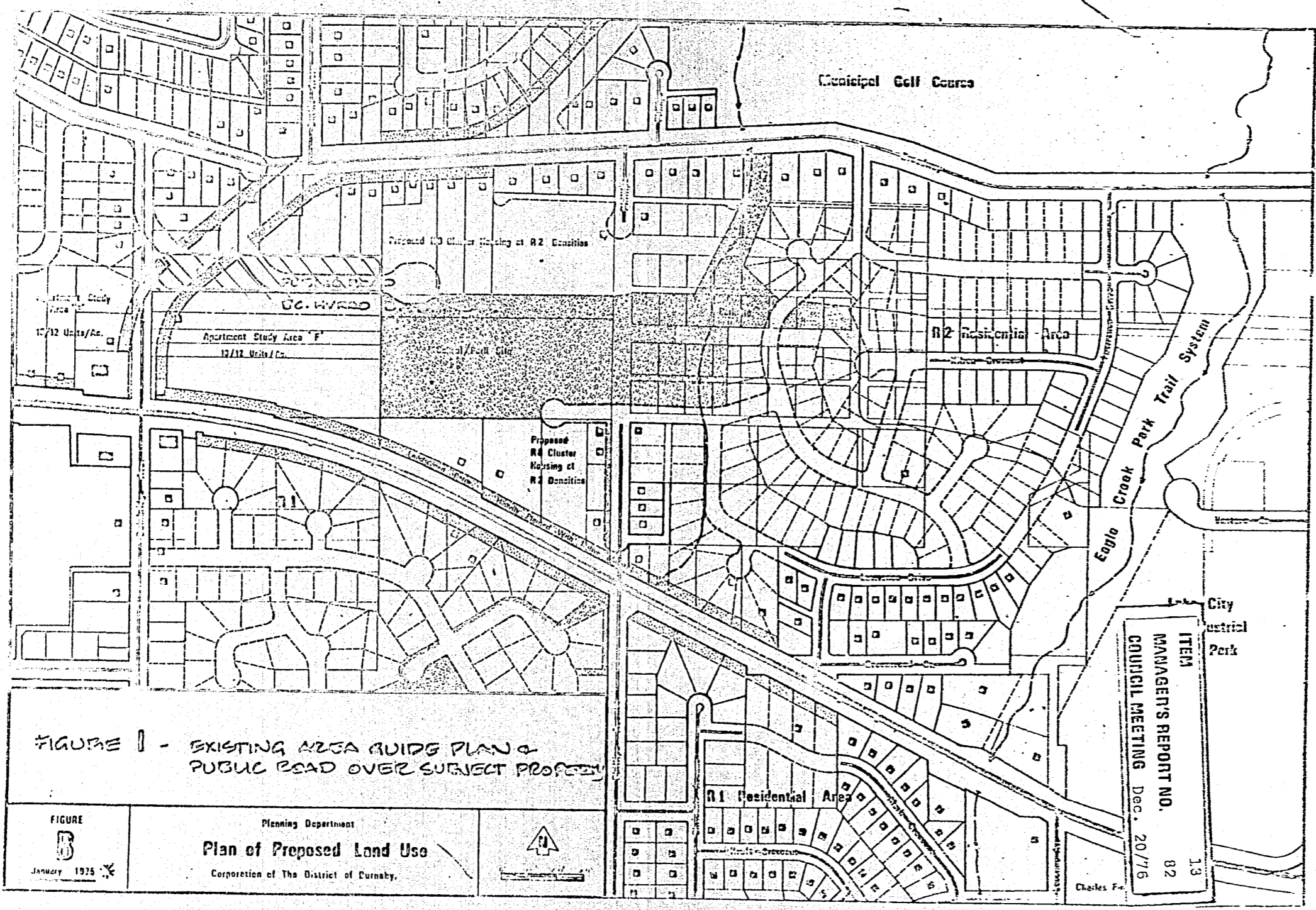


FIGURE 1 - EXISTING AREA GUIDE PLAN & PUBLIC ROAD OVER SUBJECT PROPERTY

<p>FIGURE B January 1975</p>	<p>Planning Department Plan of Proposed Land Use Corporation of The District of Columbia</p>		<p>R1 Residential Area</p>	<p>City Industrial Park</p> <p>ITEM MANAGER'S REPORT NO. 82 COUNCIL MEETING Dec. 20/76</p> <p>13</p>
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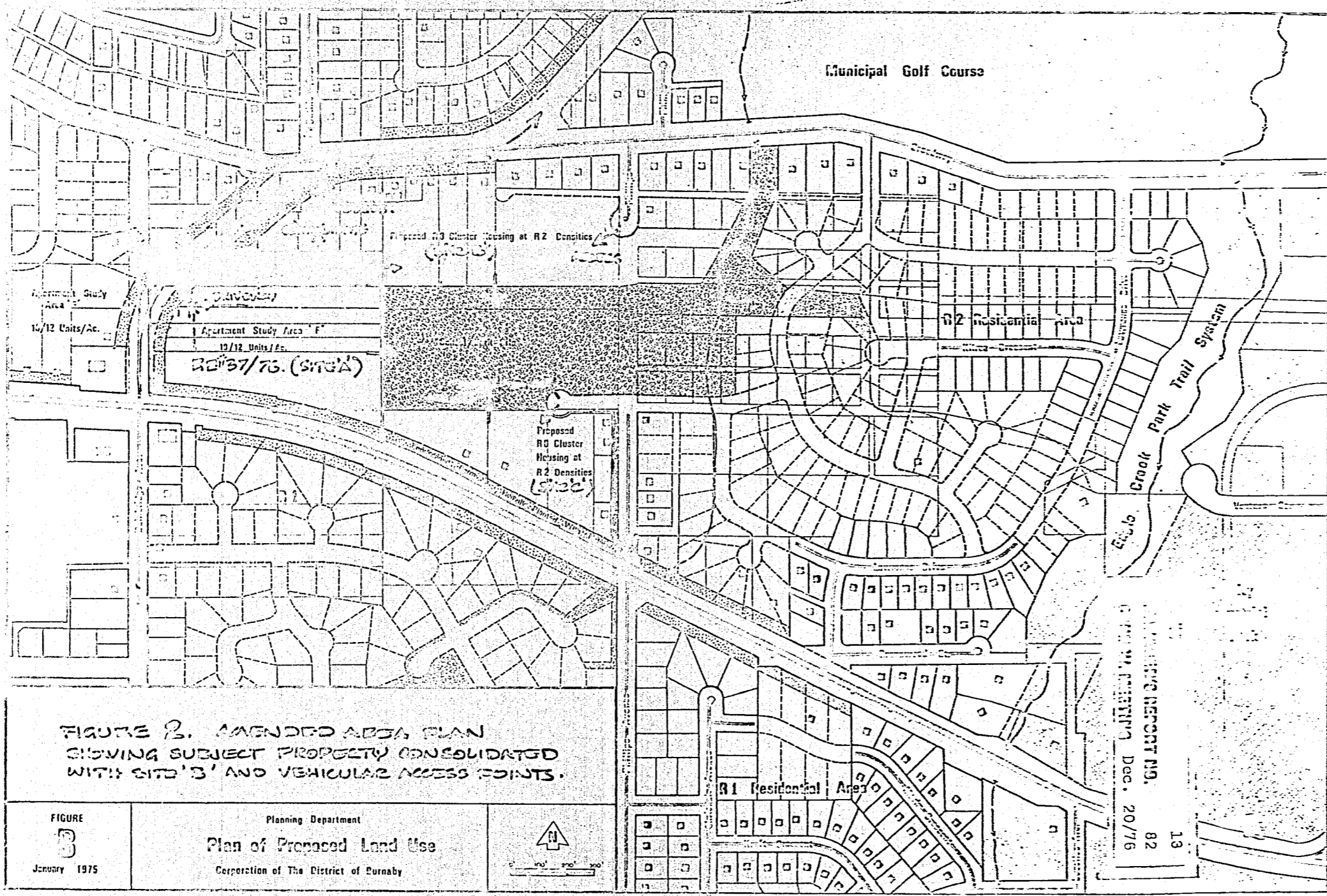
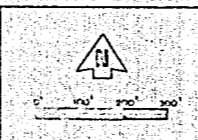


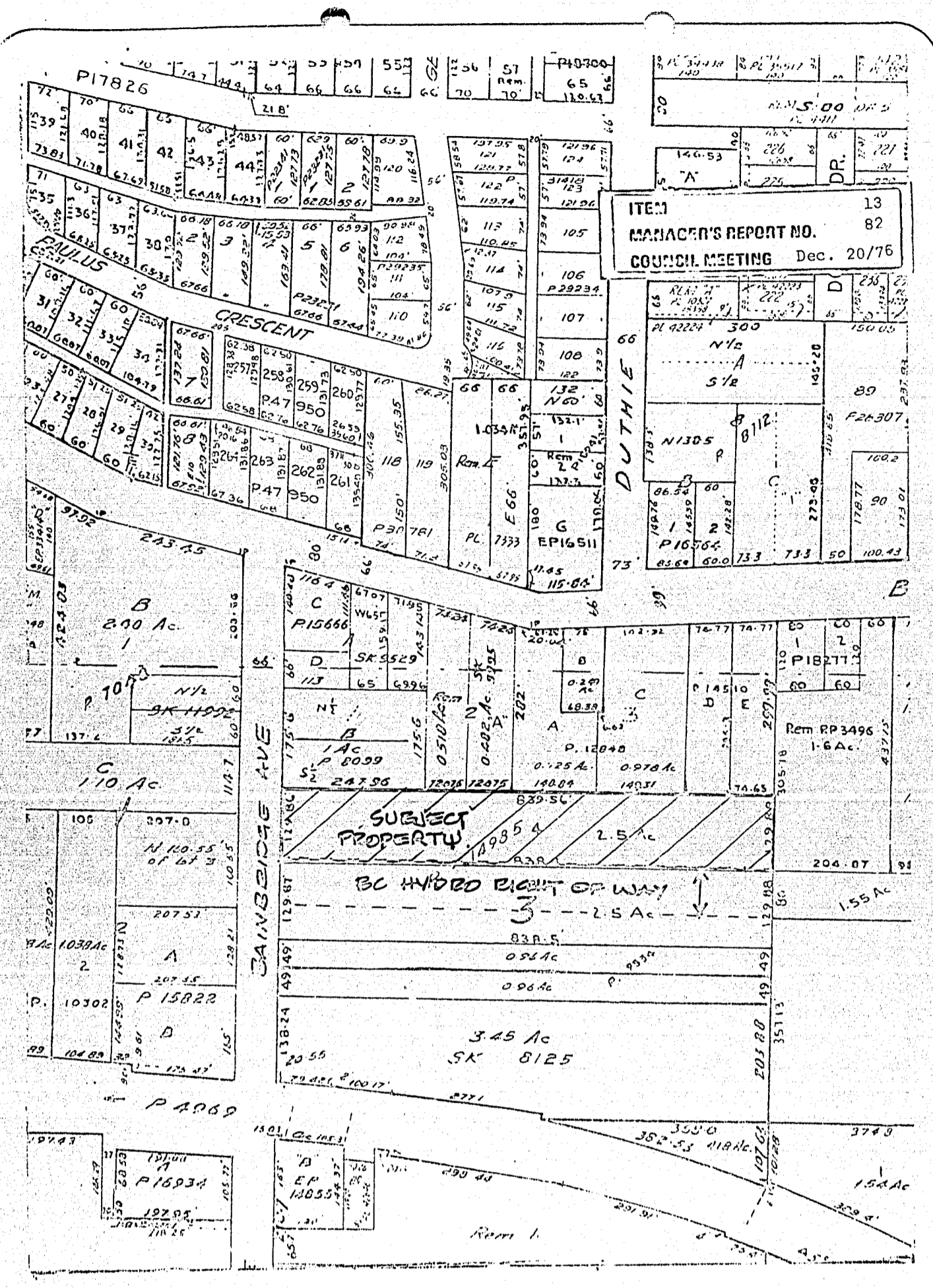
FIGURE 2. AMENDED AREA PLAN
SHOWING SUBJECT PROPERTY CONSOLIDATED
WITH SITE 'B' AND VEHICULAR ACCESS POINTS.

FIGURE
3
January 1975

Planning Department
Plan of Proposed Land Use
Corporation of The District of Burnaby



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Date
 Dec 76

Scale
 1" = 100'

Drawn By

Burnaby Planning Department

↑
 NORTH

FIGURE 3. EXISTING SUBDIVISION AND SUBJECT PROPERTY.