

ITEM	9
MANAGER'S REPORT NO.	1
COUNCIL MEETING	1980 01 07

RE: LETTER FROM MUTUAL REALTY LTD WHICH APPEARED ON THE AGENDA FOR THE
 1979 DECEMBER 17 MEETING OF COUNCIL (ITEM 41)
 MUNICIPALLY-OWNED PROPERTY AT 7731-33 EDMONDS STREET

Appearing on the agenda for the 1979 December 17 meeting of Council was a letter from Mr. John Blaschuk, President of Mutual Realty Ltd., regarding his interest in purchasing a municipally-owned property on Edmonds Street. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
 1980 January 02

FROM: DIRECTOR OF PLANNING

SUBJECT: LETTER DATED 1979 DECEMBER 07 TO COUNCIL FROM
 MUTUAL REALTY - POSSIBLE SALE OF MUNICIPALLY-OWNED
 PROPERTY AT 7731-33 EDMONDS STREET
 PARCEL "A", EXPL.PL. 10278, BLOCK 2B, D.L. 28, PLAN 2162

RECOMMENDATIONS:

1. THAT the Municipally-owned property at 7731-33 Edmonds Street not be offered for sale at this time.
2. THAT Council authorize the Planning Department to prepare an inventory of existing Municipally-owned properties and to study related land uses and lot configurations in this area between Wedgewood and Edmonds Streets and, further, to ascertain where the sale of property may be appropriate in the light of the 1979 Conceptual Transportation Plan.
3. THAT Mr. J. Blaschuck of Mutual Realty Ltd., 7731 Edmonds Street, Burnaby, B.C., V3N 1B9, be provided with a copy of this report.

REPORT

One of the present tenants of a small, Municipally-owned commercial building at 7731-33 Edmonds Street has expressed an interest in purchasing the property.

The subject property has a 12.83 m (42.1 ft.) frontage on Edmonds Street with a depth of 18.28 m (60 ft.) and a total lot area of 234.75 m² (2,526 sq.ft.). The site is occupied by an older, one-storey concrete block building composed of two storefronts of approximately 82.36 m² (886 sq.ft.) each. The zoning is C2 Community Commercial District (please refer to attached Maps 1 and 2). The site is deficient in on-site parking and loading facilities.

The property is situated on the north side of Edmonds Street near the Canada Way/Edmonds intersection. The property is adjacent a larger, Municipally-owned property at 7741 Edmonds Street which is presently leased as a drive-in restaurant (Gar-bo Hamburgers Ltd.). These properties and others along the residential portion of Edmonds Street (east of 6th Street) have been acquired over a period of time to accommodate the upgrading of Edmonds Street as envisioned in the 1975 Conceptual Road network plan whereby Edmonds Street was to have served as the link between Marine Way and the Stormont Interchange. The Municipality has, up to now, been obtaining a 6 m (20 ft.) building setback on the north side of Edmonds Street in this block.

The subject property was acquired as the facade of the building is only approximately 4.2 m (14 ft.) from the existing curbline.

In 1979, the new Conceptual Transportation Plan was adopted by Council which envisions the use of Tenth Avenue, the Municipal boundary, to serve as the Primary Arterial route in this part of Burnaby.

Under the new transportation plan, this portion of Edmonds Street is designated as a major collector roadway and, therefore, no additional right-of-way is required.

At this point, it does not appear that it is necessary to demolish this building to accommodate future pavement widening; however, the existing lot is smaller than the minimum permitted in C2 zones, which is 560 m² (6,027.99 sq.ft.). The subject lot is only 234.7 m² (2,526 sq.ft.), thus we would be selling a lot which would be deficient in site area with respect to current standards. Due to the lot's size and configuration, redevelopment in accordance with minimum bylaw requirements for parking and loading would not appear to be feasible from an economic standpoint.

In the light of the foregoing, it would appear appropriate to consolidate this lot either with the adjacent Municipal lot to the east, the drive-in restaurant site, or with the privately-held medical office property to the west. It may also be possible to consider consolidating the subject parcel with the parcel directly to the north; however, this creates a problem in that the residential lot would become too small to be conforming. It may be possible to consider either demolition of the house or sale of a portion of the rear of the drive-in site to enlarge the property occupied by the existing house. This would involve doing some further study of the desirability of maintaining residences on the south side of Wedgewood Street, and possible alternatives for the Municipal drive-in site.

The other half of the building (7733 Edmonds Street) has been occupied since 1977 by the Burnaby Information Centre that provides residents of Burnaby with information or referrals on housing, social and medical services, and generally assists in referring people to organizations or offices which can meet their needs.

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The maintenance costs for this building are such that the Legal and Lands Department staff feel that economically this property is marginal. The 1979 assessed value was \$56,350 which indicates that the property tax potential was approximately \$1,500 that year.

SUMMARY

No additional widening is required to meet the needs of the road function currently designated in the 1979 Conceptual Transportation Plan.

The property is non-conforming in that it is significantly below the minimum lot size permitted in commercial areas. It would be more appropriate to consolidate this small lot with the adjacent lot to the east (the drive-in site) or the private lot to the west which is occupied by a medical office building. The ramifications of consolidating the subject parcel with the property to the north require some further study. This lot to the rear (north) is presently occupied by a fairly new single family home, and while the lot has split R5 and C2 zoning, the existing, residentially-utilized lot is small.

It is proposed therefore that the subject property not be offered for sale as a separate parcel and that a study of the lot pattern in this area and the Municipal holdings to the east on Edmonds be undertaken.

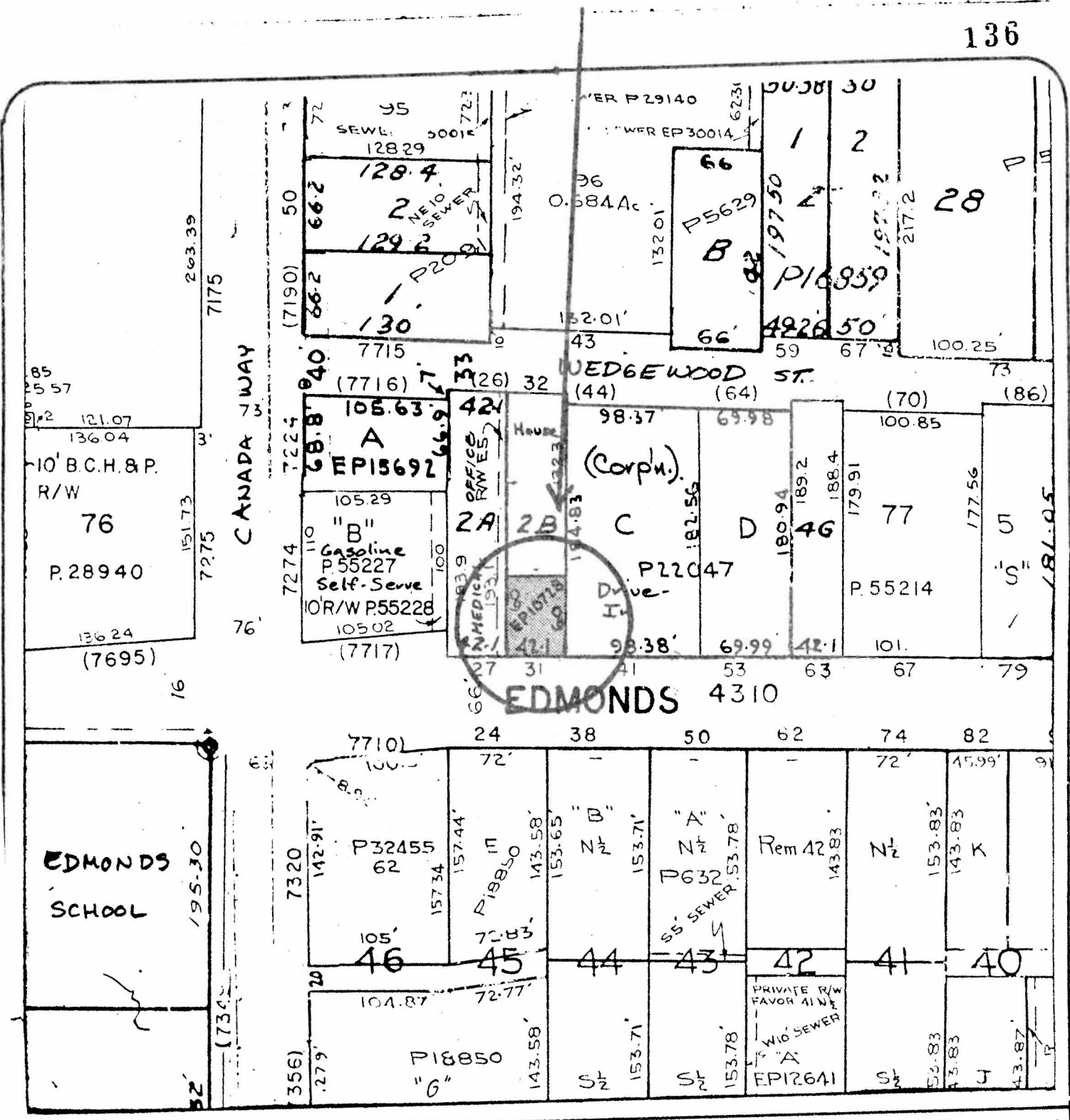

A. L. PARR
DIRECTOR OF PLANNING


BR:lf

Attachments

cc: Legal and Lands Department
Municipal Engineer

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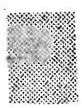



Date
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Scale

Drawn By

Burnaby Planning Department

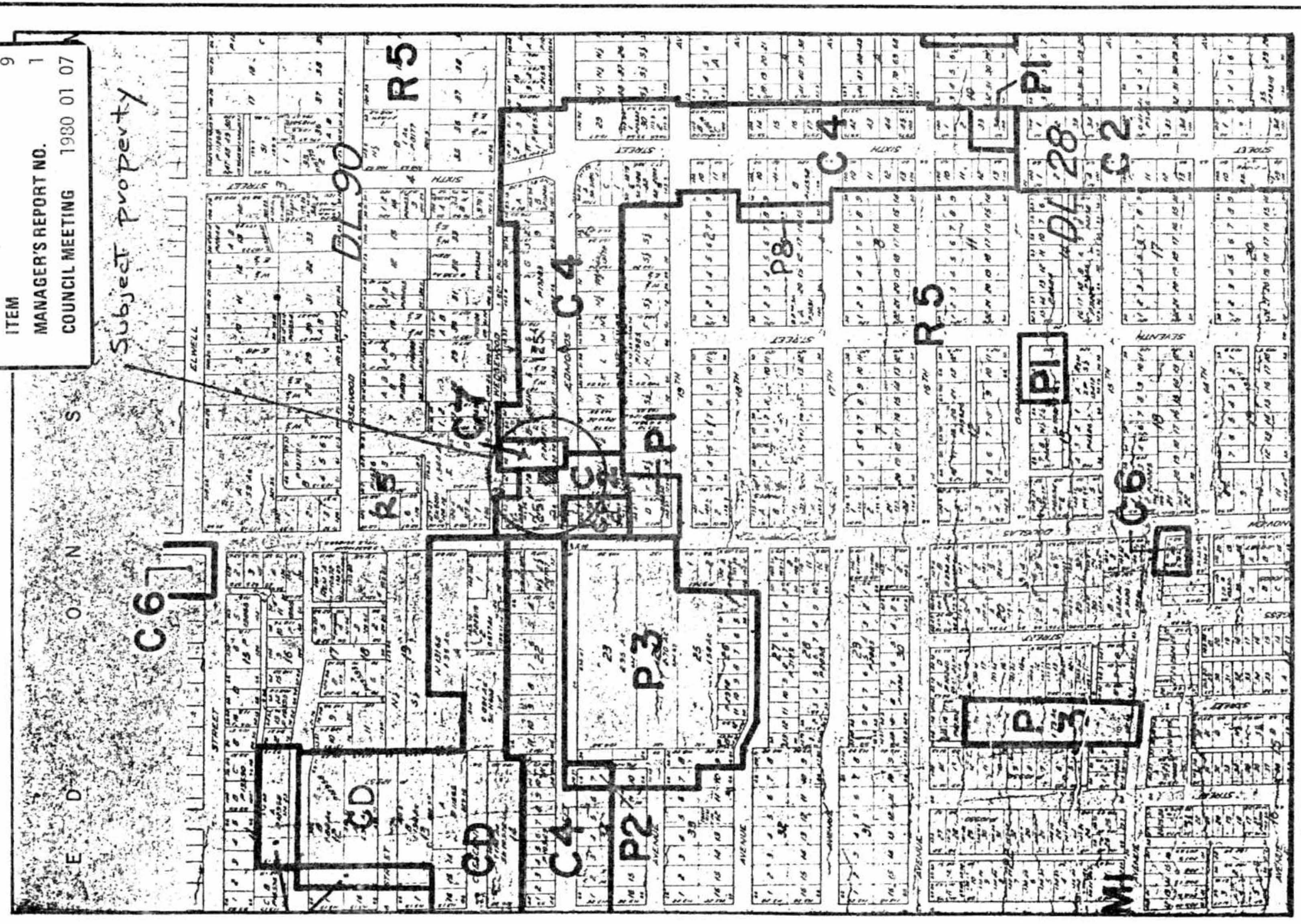

SUBJECT PROPERTY
 7731-33 Edmonds Street.



MAP # 1

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Subject property



Date

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Burnaby Planning Department

Existing Zoning

7731 - 7733 Edmonds Street

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