

ITEM 6
MANAGER'S REPORT NO. 13
COUNCIL MEETING 1982 03 01

RE: PROPOSED SALE OF 6381 LAUREL STREET
SOUTH HALF OF LOT 8, BLOCK E, D.L. 75, GROUP 1, PLAN 4147, NWD

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1982 February 22

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: PS-6-81, D.L. 75

SUBJECT: PROPOSED SALE OF 6381 LAUREL STREET
SOUTH HALF OF LOT 8, BLOCK E, D.L. 75,
GROUP 1, PLAN 4147, N.W.D.

RECOMMENDATION

1. THAT Council authorize the sale, by Public Tender, of the subject property as more particularly described in the following report.

SUMMARY

The subject property is being proposed for sale and development to further Burnaby's industrial development objectives. This property is designated for industrial use in the development plan for the Burnaby Lake Sports Centre and is zoned M2 (General Industrial District). Due to its special relationship to the proposed sports centre, it is proposed that a covenant be registered precluding certain of the M2 uses which have a reliance on outside storage or which would not be compatible with the adjacent sports centre.

The Municipal Solicitor has estimated the current market value of the property to be \$206,881.00.

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R E P O R T

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BACKGROUND

The subject property is zoned M2 (General Industrial District) and is located within a relatively well developed industrial enclave as illustrated on the attached Figure 1. The 1978 report entitled "Burnaby Lake Sports Centre - A Plan for Development " confirms the use of the area bounded by Laurel Street, Ardingley Avenue, Darnley Street and Norland Avenue as industrial as illustrated on the attached Figure 2. This report further states that the industrial sites owned by the Municipality and noted on Figure 2 as not required (for the sports centre) can be sold for development.

EXISTING SITUATION

The Legal and Lands Department has reviewed the value of the subject property and on 1981 November 18 placed an upset value of \$9.50 per square foot or \$206,881.00. They further advised that they would require a minimum of five months notice prior to sale to enable notice to be served on the existing tenant(s) to vacate the premises as required under the Rentalsman Act.

Once the subject property has been vacated the Legal and Lands Department would submit a further report to Council providing a revised upset price reflecting current market conditions for inclusion in a Public Tender.

The Director Engineering has advised that the existing services are adequate to serve an industrial development.

CONDITIONS OF USE

As can be seen on Figure 2, this property has a special relationship to the proposed Burnaby Lake Sports Complex and, therefore, particular attention needs to be paid to the use to which the property is put. The existing zoning is M2 (General Industrial District) which provides for the accommodation of general industrial activities under conditions designed to minimize conflicts with surrounding uses. However, the Planning Department has certain concerns over the broad range of industrial uses which could occur within this zone and with the fact that the M2 zone permits outside storage.

One alternative would be to rezone the property to M5 (Light Industrial District). In this particular situation we do not propose such a redesignation of zoning as we have sympathy with the M2 concept of providing lands which support labour intensive activities. A more practical solution is, therefore, to maintain the existing M2 zoning and to register a covenant providing for the following:

1. All permitted uses shall be housed completely within an enclosed building except for parking and loading facilities. Outdoor display, rental, sales or storage yards are NOT permitted uses.
2. The following uses that otherwise would be permitted in the M2 zone, will NOT be permitted uses:
 - a) Automobile, boat and trailer sales and rental lots.
 - b) Automotive repair shops, including body repair and painting.
 - c) Car washing establishments.
 - d) Laundries and dry cleaning establishments.

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2. (Cont'd.)
- e) Workshops and yards for trade contractors.
 - f) Retail building supply establishments.
 - g) Truck and truck-trailer sales or rental lots.
 - h) Diesel fueling installations.
 - i) Welding shops.

On the basis of the foregoing, it is recommended that the subject property be offered for sale by Public Tender.

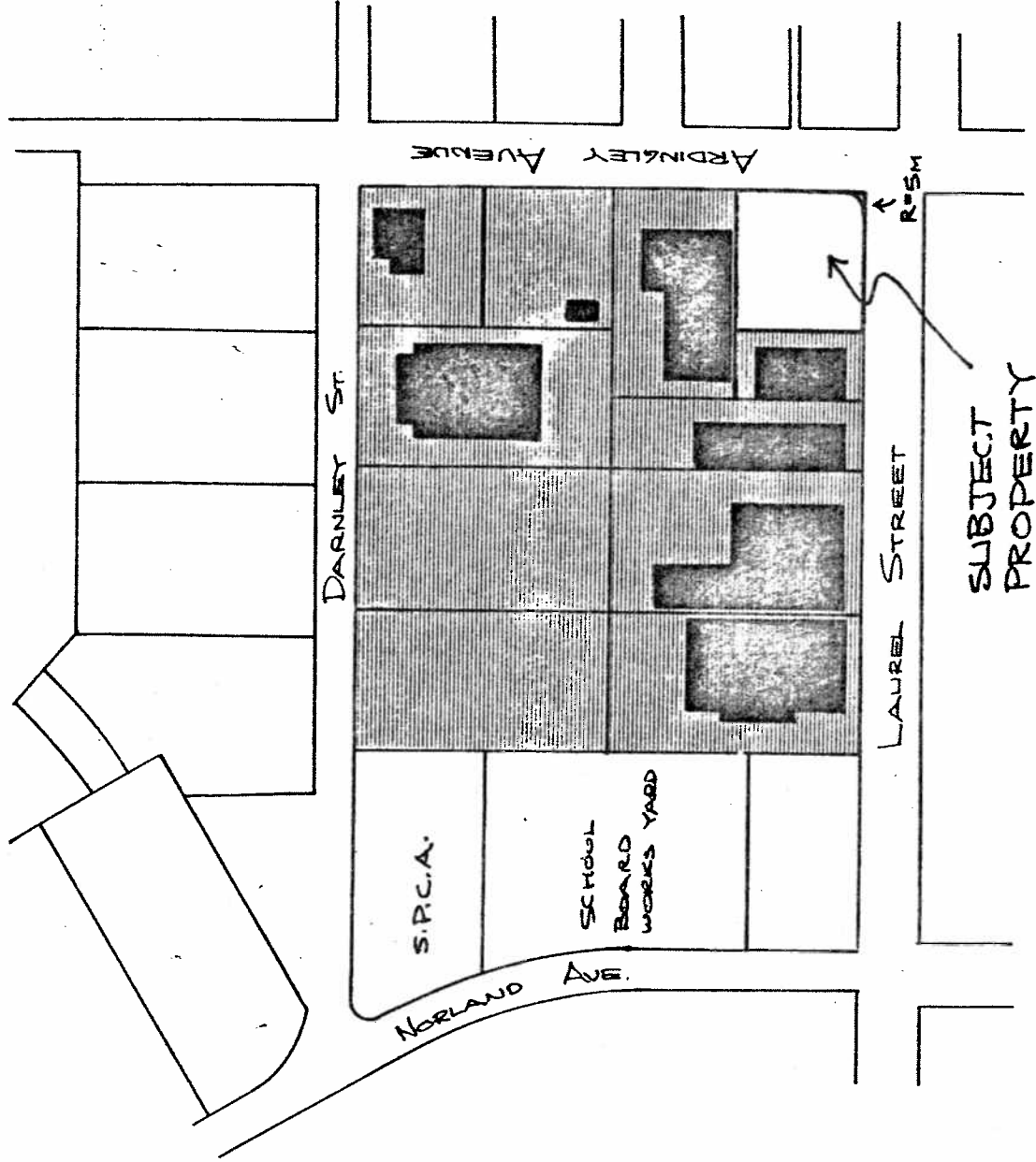

A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

PB/mcb
Attachs:

cc: Municipal Solicitor

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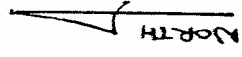


EXISTING INDUSTRIAL USES

PROPOSED SALE OF
 6381 LAUREL STREET
 FOR M2 INDUSTRIAL USE.

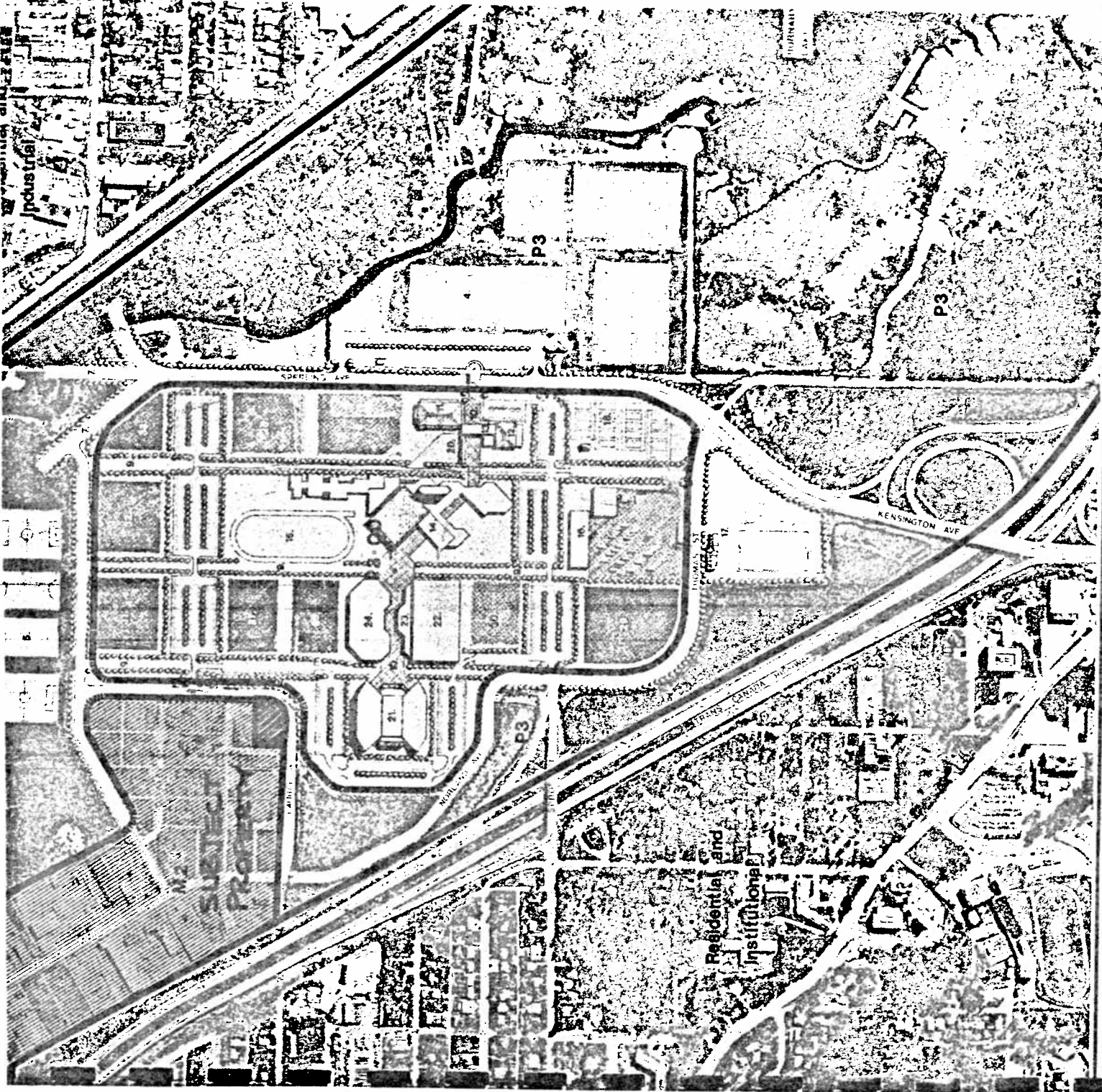
FIGURE 1

1"=200' PB
 1981 AUG. 17



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PS-6-81, D.L. 75



Burnaby Lake Sports Centre
 Burnaby Planning Department
 Rhone & Irwin Architects
 May 1978

0 100 200 300 Meters
 0 100 200 300 Feet

- Residential and Institutional**
- 1 Rowing Pavilion
 - 2 Recreation Area
 - 3 Professional Playing Fields
 - 4 Municipal Playing Fields
 - 5 Future Municipal Playing Fields
 - 6 Industrial Zone
 - 7 Street Overpass Alternatives
 - 8 Fitness Circuit
 - 9 Greenbelt Boulevards
 - 10 Professional Rink
 - 11 C.C. (Future)
 - 12 C.C. (Future)
 - 13 Future Connection of Municipal Facilities
 - 14 Proposed Sport B.C. Training Facility
 - 15 Sport B.C. Track
 - 16 B.C. Hydro Bus Depot

- Zoning**
- 17 Norwegian Sevens Rec. Centre
 - 18 Municipal Tennis Courts
 - 19 Field House
 - 20 Fox Shelter
 - 21 Proposed Sport and Exhibition Hall
 - 22 Columbian Four Rinks
 - 23 Columbian Four Rinks Expansion
 - 24 Building Site 1
 - 25 Building Site 2
 - 26 Building Site 3
 - 27 Building Site 4
 - 28 Building Site 5
 - 29 Building Site 6
 - 30 Building Site 7
 - 31 Building Site 8
 - 32 Building Site 9
 - 33 Building Site 10

FIGURE 2

