

RE: LETTER FROM A. S. AADMI, 1303 East 19th AVENUE, VANCOUVER, B.C.,
BUILDING PERMIT FOR 3735 ALBERT STREET
COMMUNITY PLAN THREE AREA
(DELEGATION ITEM 2a, COUNCIL AGENDA 1982 NOVEMBER 22)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1982 NOVEMBER 24

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 15.201.1

SUBJECT: COUNCIL DELEGATION BY MR. A. AADMI ON 1982 NOVEMBER 22
REGARDING A BUILDING PERMIT FOR 3735 ALBERT STREET
COMMUNITY PLAN THREE AREA

RECOMMENDATION:

1. THAT the Legal and Lands Department be given authority to complete the Land Exchange on the terms outlined in Section 2.0 of this report.

REPORT

1.0 BACKGROUND:

On 1982 November 22 Mr. A. Aadmi appeared before Council regarding a building permit application he has submitted for his vacant lot at 3735 Albert Street. This application was being reviewed by Planning and Building Inspection Department staff for possible conflict with the Community Plan for this area. Council directed staff to explore the possibility of reaching agreement on a land exchange with Mr. Aadmi, which has now taken place.

2.0 PRESENT SITUATION:

A number of alternative building lots in the northeast and central part of Burnaby were viewed by Mr. Aadmi.

A tentative verbal agreement has been reached between Mr. Aadmi and the Legal and Lands Department to exchange his single family zoned lot at 3735 Albert Street (50 x 122 feet) for a vacant single family zoned Municipal lot at 5250 Schou Street (66 x 118.7 feet see attached sketch 1), with the Municipality to complete a survey of the lot and remove the brush and trees on the site. No money would change hands. The preliminary cost for clearing is estimated to be on the order of \$2,000 which would be paid from the Land Assembly and Development Fund. The excavation on the Albert Street lot was done prior to the issuance of any Building Permit. Mr. Aadmi would ensure that this lot were left in a safe condition. While the lot on Schou Street is larger than the one on Albert Street, there is a potential increase in value of the Albert Street lot should redevelopment to a higher density take place in the future.

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3735 ALBERT STREET
1982 NOVEMBER 24 PAGE TWO

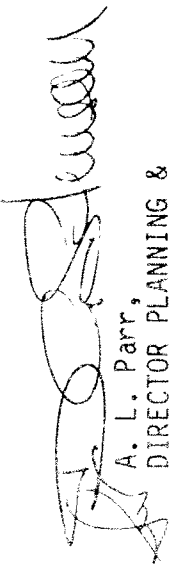
3.0 CONCLUSIONS:

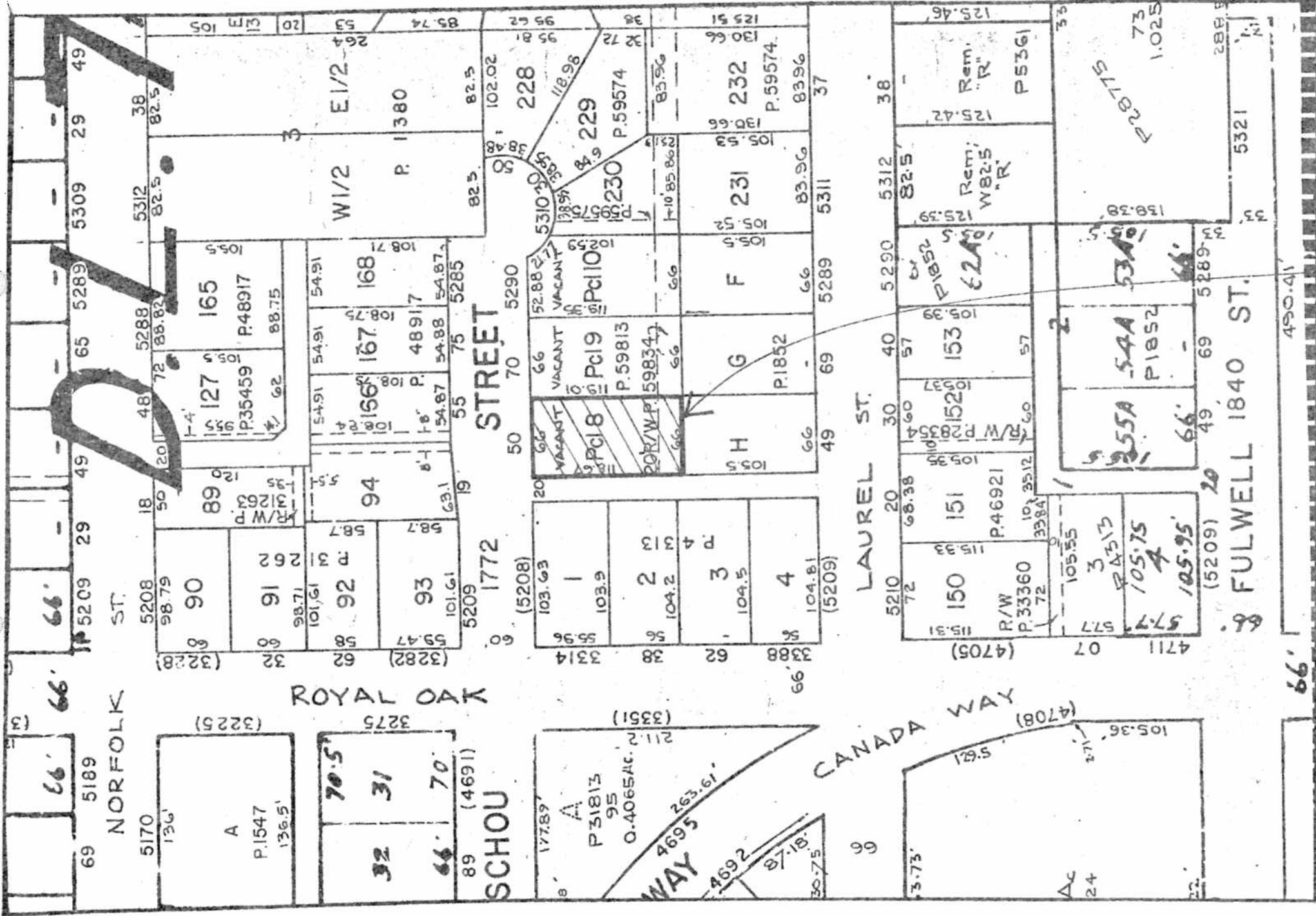
This agreement on an exchange would maintain the future option for redevelopment of the site on Albert Street. No immediate additional holding costs are being incurred as the lot on Schou Street is presently in Municipal ownership. It would therefore be appropriate for Council to authorize the Legal and Lands Department to complete the exchange of properties.

AWP

BR/g1
Attachment

cc: Legal & Lands Dept.
Treasurer


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

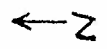


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MUNICIPAL LOT 5250 SCHOU STREET 135
 SKETCH 1

