

ITEM 7
MANAGER'S REPORT NO. 60
COUNCIL MEETING 1983 10 11

RE: MARKETING OF 7945 - 12TH AVENUE
(COUNCIL REPORT NO. 50, ITEM 19, 1983 JULY 25)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1983 SEPTEMBER 30

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: MARKETING OF 7945 - 12TH AVENUE

RECOMMENDATION:

1. THAT Council approve the proposed information package and advertisement for sale of the subject property.


REPORT

On 1983 July 25 Council adopted a recommendation to pursue a proposal call approach to sale of the subject property, on the understanding that the proposed information package and advertisement would be submitted to Council at a later date.

The proposed upset price of \$150,000 is based on market value estimate for the land of \$150,000 for a five unit development, and \$184,000 for an eight unit development with underground parking.

If Council approves the advertisement it is proposed to place it in the Vancouver Sun and Province newspapers, allowing one month for replies. Following this, the submissions will be reviewed and evaluated and a report will be submitted to Council describing the proposals and making a recommendation.

RR/g1


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

Att. (Proposed Advertisement,
Proposal Call Information;
Item 19, Mgrs. Report 50)

cc: Municipal Solicitor

PROPOSAL CALL INFORMATION

7945 TWELFTH AVENUE

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ITEM

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1.0 SITE INFORMATION:

- 1.1 Legal: Lots 27 & 28, Blk. 6, D.L. 28, Plan 24032
- 1.2 Address: 7945 - Twelfth Avenue
- 1.3 Size: The site is rectangular in shape with a frontage of 30.7 m (100.6 ft.) on Twelfth Avenue and a depth of 46.9 m (153.78). Its area is 1.437 m² (15,470 sq. ft.).
- 1.4 Location & Surrounding Development: The site is located on the northwest side of Twelfth Avenue between 6th Street and 4th Street. The majority of the surrounding area is single family residential zoned R5, and the properties adjacent to the subject site fronting on Twelfth Avenue as well as those across the street are developed for single family homes. Much of the block on which the site is located is, however, zoned and used for other uses. The site backs onto Eastburn Park, and the end of the block fronting on 6th Street was recently rezoned for a Comprehensive development based on RM1 guideline (R.Z. #6/82), while the opposite end of the block is occupied by the Normanna Rest Home.
- 1.5 Description: The site slopes gently down towards Twelfth Avenue. There are a number of mature trees on the site.

2.0 DEVELOPMENT GUIDELINES:

2.1 Consolidation and Rezoning

The site requires consolidation into one legal parcel, and rezoning to Comprehensive Development District (CD) based on Multiple Family Residential District (RM1) as a general guideline.

2.2 Type of Development

The site is to be developed for a small multiple family infill development consisting of ground oriented housing units, compatible with the surrounding single family dwellings. The number of units developed with surface parking shall be limited to a maximum of five units. With all parking provided in an underground garage, the maximum number of units could increase to eight units.

2.3 Floor Area Ratio

The maximum F.A.R. permitted is 0.45 if parking is provided on the surface, or 0.60 if all parking is provided in an underground garage.

2.4 Minimum Suite Sizes

1-Bedroom Unit
2-Bedroom Unit
3-Bedroom Unit

65.03 m² (700 sq. ft.).
83.61 m² (900 sq. ft.).
102.19 m² (1,100 sq. ft.).

2.5 Off-Street Parking

A minimum of 1.7 parking spaces per unit shall be provided.

2.6 Height

The building height is not to exceed two storeys.

2.7 Minimum Setbacks

Southeast (Twelfth Avenue)	6.0 m (19.69 ft.)
Northwest (Park)	4.5 m (14.76 ft.)
Southwest and Northeast	1.5 m (4.92 ft.)

Depending on specific designs, larger setbacks may be appropriate and required (see also 2.8(d)).

2.8 Other Design Consideration

- a) ensure compatibility with surrounding single family residential area, in terms of size, massing, character, use of materials, and landscaping,
- b) retain as many existing mature trees as possible on the site,
- c) provide at least one usable, private and adequately-sized outdoor living space for each unit, with a minimum setback of at least 6 m (19.68 ft.) from the unit to the property line in this area.
- d) ensure a sufficiently high quality development to serve as a demonstration project for family-oriented compact infill housing.

3.0 SERVICING:

Both water and combined sewer are available to the site. Service connections, driveway crossings and boulevard grassing and tree planting will be the responsibility of the developer.

4.0 NEIGHBOURHOOD PARKLAND ACQUISITION CHARGE:

Payment of the established charge of \$884.00 per unit will be the responsibility of the developer.

5.0 OPERATIONAL RULES FOR THE PROPOSAL CALL:

- 5.1 Attached is a copy of the newspaper advertisement for this proposal call. The information contained in this advertisement should be used as a guideline for submissions.
- 5.2 The submissions will be reviewed and evaluated. A report will be submitted to the Municipal Council describing the proposals and recommending a particular proposal and development team.

5.3 The approved applicant will then proceed with a rezoning application and be subject to compliance with all usual zoning procedures and requirements. The selected development scheme will form the basis of the suitable plan of development which will be refined in greater detail prior to presentation to a Public Hearing.

The selected applicant shall enter into a contract for the purchase of the Municipal land. It shall be a condition of the sale that the selected applicant ensure the completion of the rezoning and complete the development of the land within a period of time to be specified in the contract.

The selected applicant shall immediately deposit with the Corporation the sum of \$10,000.00, which shall be forfeited as estimated liquidated damages and not as a penalty if the selected applicant refuses or fails to proceed with the rezoning application and enter into a contract for the purchase and sale of the Municipal land. If not forfeited, the said sum of \$10,000.00 shall be applied to the purchase price of the Municipal land.

6.0 MINIMUM CONTENT OF PROPOSAL CALL SUBMISSIONS:

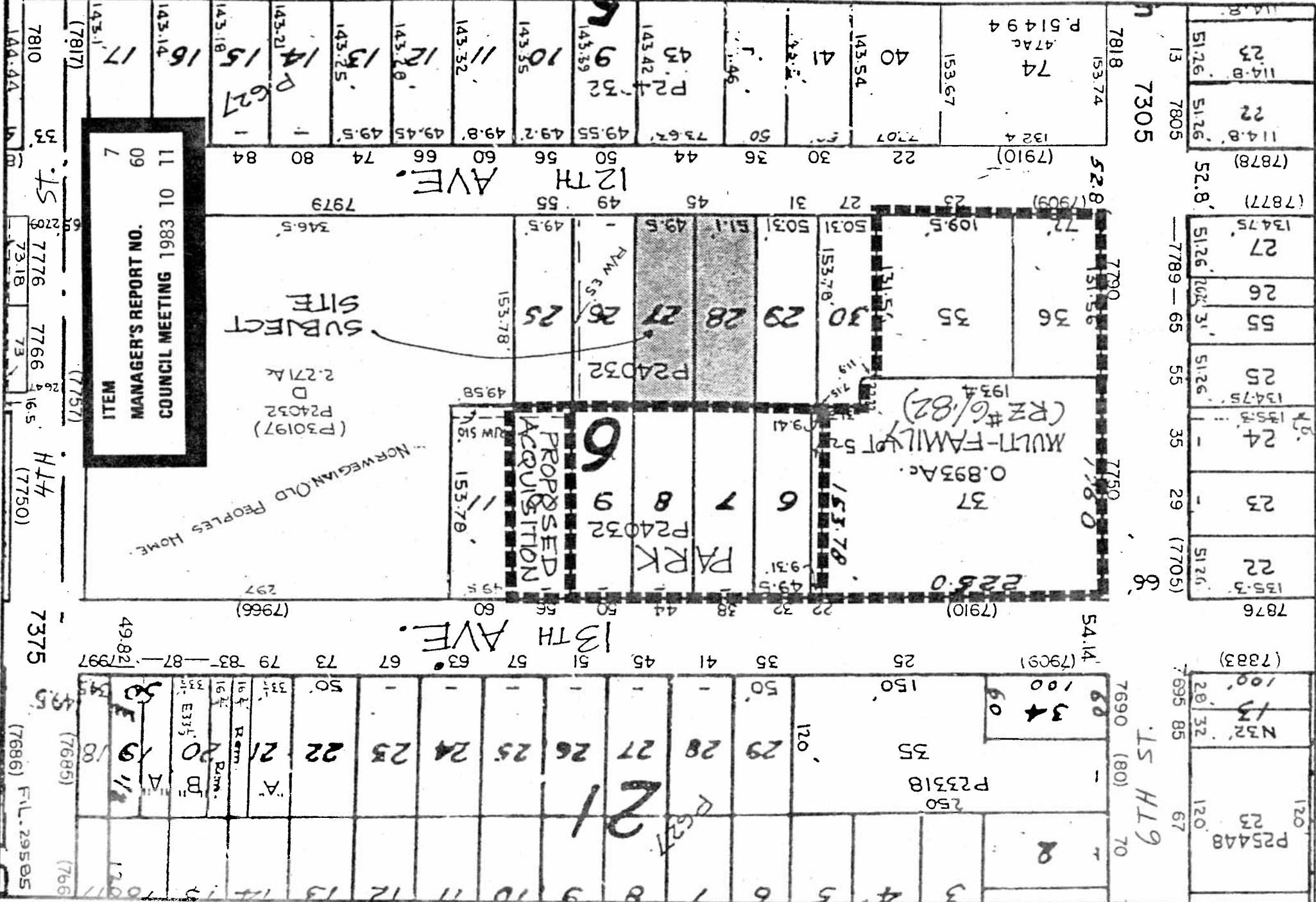
Each submission in response to the proposal call shall include the following:

- a) Architectural concept sketches, including a site plan indicating building footprint and outdoor living areas, parking spaces, drives, walkways and landscaping, as well as floor-plans and elevations.
- b) Preliminary development statistics.
- c) Indication of proposed exterior building materials.
- d) Identification of the project team (architect, landscape architect, engineers, development company, etc.) including information on the firms' experience and pertinent projects.
- e) Proposed construction schedule.
- f) Proof of financial ability to undertake the proposed development.
- g) A proposed purchase price for the land, to be not less than \$150,000.
- h) A statement of an intention to make application to rezone the subject site to Comprehensive Development District (CD) if selected.

RR/g1

Attachments: A. Location Sketch

B. Copy of published "Proposal Call"



Date

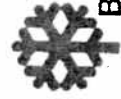
1983 Oct.

Scale

1" = 1200'

1" = 100'

Drawn By



Burnaby Planning Department

LOCATION SKETCH

7945 - 12TH AVENUE

(LOGO)

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LAND SALE AND PROPOSAL CALL

BURNABY, BRITISH COLUMBIA

The Corporation of the District of Burnaby invites interested developers to submit proposals for the purchase and development of a publicly-owned residential site located on the northwest side of Twelfth Avenue between 6th Street and 4th Street. The site has an area of 437 m² (15,470 sq. ft.), and is intended to be developed for a small multiple family infill development consisting of up five up to eight units.

The address of the site is 7945 Twelfth Avenue and its legal description is Lots 27 and 28, Blk. 6, D.L. 28, Plan 24032.

Submission for development will be received by the Director of Planning & Building Inspection up to 16:00 h, Friday, 1983 November 25 and should include the following:

- (a) Architectural concept sketches, including a site plan indicating building footprint and outdoor living areas, parking spaces, drives, walkways and landscaping, as well as floor plans and elevations.
- (b) Preliminary development statistics.
- (c) Indication of proposed exterior building materials.
- (d) Identification of the project team (architect, landscape architect, engineers, development company, etc.) including information on the firms' experience and pertinent projects.
- (e) Proposed construction schedule.
- (f) Proof of financial ability to undertake the proposed development.
- (g) A proposed purchase price for the land, to be not less than \$150,000.
- (h) A statement of an intention to make application to rezone the subject site to Comprehensive Development District (CD) if selected.

Submissions will be evaluated by representatives of the Corporation of the District of Burnaby, and selection of the successful proponent will be made by the Municipal Council. The successful proponent will be determined by the price offered for the land, the quality of the proposed development and the experience and financial capability of the Design and Development Team. The successful proponent will be expected to enter into formal agreements covering all aspects of land sale, project design and development.

A more detailed information package should be obtained from the Burnaby Planning & Building Inspection Department (Telephone: (604) 294-7400). Address all correspondence and proposals to:

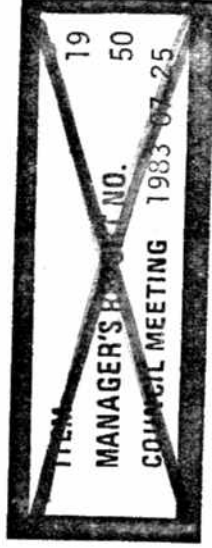
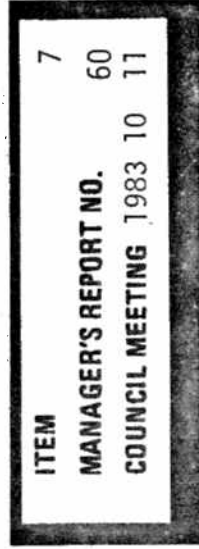
A. L. Parr,
Director Planning &
Building Inspection
Municipal Hall,
4949 Canada Way,
Burnaby, B.C.,
V5G 1M2

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Ad to be inserted in business sections:

Vancouver Sun Wednesday, 1983 October 19
 Saturday, 1983 October 22

Province Wednesday, 1983 October 19
 Sunday, 1983 October 23



RE: MARKETING OF 7945 - 12th AVENUE

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MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER

1983 JULY 19

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: MARKETING OF 7945 - 12th AVENUE

RECOMMENDATION:

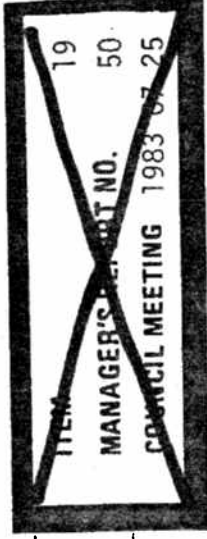
1. THAT Council authorize the Planning & Building Inspection Department to pursue a proposal call approach to sale of the subject property as outlined in this report.

REPORT

At the Council meeting of 1983 June 13, a report concerning the possible marketing of the municipally-owned property at 7945 - 12th Avenue was requested.

1.0 BACKGROUND

The subject property which, for historical reasons, was and is zoned Multiple Family Residential District (RM2), was acquired by the Municipality in 1977 to forestall an 18-suite apartment development which conformed to this zoning but would have been incompatible with the adjacent single family residences, and would have run counter to efforts of the then-current Neighbourhood Improvement Program to stabilize land use in the area. At the time, possible future alternatives for the site were considered to be rezoning to R5, or examination of its suitability for a demonstration of how small sites can be used to create family-oriented compact housing compatible with the surrounding residential neighbourhood.



2.0 SITE OBSERVATIONS

2.1 LEGAL:

Lots 27 & 28, Block 6, D.L. 28, Plan 24032

2.2 ADDRESS:

7945 - 12th Avenue

2.3 CURRENT ZONING:

Multiple Family Residential District (RM2)

2.4 SIZE:

The site is rectangular in shape with a frontage of 30.7 m (100.6 ft.) on 12th Avenue and a depth of 46.9 m (153.78 ft.). Its area is 1 437 m² (15,470 sq.ft.).

2.5 LOCATION AND SURROUNDING DEVELOPMENT:

The site is located on the northwest side of 12th Avenue between 6th Street and 4th Street. The majority of the surrounding area is single family residential zoned R5, and the properties adjacent to the subject site fronting on 12th Avenue as well as those across the street are developed for single family homes. Much of the block on which the site is located is, however, zoned and used for other uses. The site backs onto Eastburn Park, and the end of the block fronting on 6th Street was recently rezoned for a Comprehensive Development based on RM1 guidelines (R.Z. #6/82) while the opposite end of the block is occupied by the Normanna Rest Home.

2.6 DESCRIPTION:

The site slopes gently down toward 12th Avenue. There are a number of mature trees on the site.

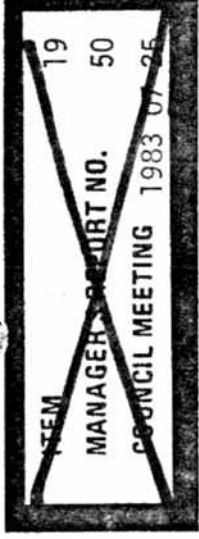
3.0 RECOMMENDED FORM OF DEVELOPMENT

Based upon an analysis of the site and surrounding area, and preliminary input from the ongoing Residential Compaction Study, the Planning and Building Inspection Department has concluded that the most appropriate form of development of the site would be a small multiple family infill development consisting of affordable, ground-oriented housing units, compatible with the surrounding single family dwellings. A project of this nature would appropriately be developed under Comprehensive Development zoning based on RM1 guidelines, with a maximum FAR of 0.45 where parking is provided on the surface, and a maximum FAR of 0.60 where parking is provided in an underground garage. Based on analysis of the site configuration, the number of units developed with surface parking should be limited to a maximum of five units. With underground parking, the maximum number of units could increase to eight units. Any development should conform to condominium guidelines with respect to minimum unit sizes and with a minimum ratio of 1.7 parking spaces being provided per unit.

4.0 PROPOSAL CALL RECOMMENDATION

The Planning & Building Inspection Department considers that a development of the subject site on the basis of criteria outlined above, provides an opportunity for a demonstration project for, and input to, the Residential Compaction Study currently being pursued. This could most advantageously be accomplished through a proposal call soliciting a variety of development schemes and offers to purchase the site, which would then be evaluated on the basis of the outlined development parameters, as well as on the basis of pursuing a balance between the amount of money obtained for the land, and the longer term benefits of a quality development and demonstration project. The successful proponent would be expected to initiate a rezoning proposal to Comprehensive Development (CD) based on RM1 as a general guideline, and to enter into a contract for the purchase of the site, subject to finalization of the rezoning. The suitable plan of development would be based on his submitted preliminary development proposal.

PLANNING & BUILDING INSPECTION DEPARTMENT
MARKETING OF 7945 - 12TH AVENUE
1983 JULY 19 - PAGE 3



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If Council approved the recommended proposal call approach to offering the property for sale, this Department will pursue determination of an upset price in co-operation with the Legal and Lands Department, and will prepare an information package and advertisement, for approval by Council.

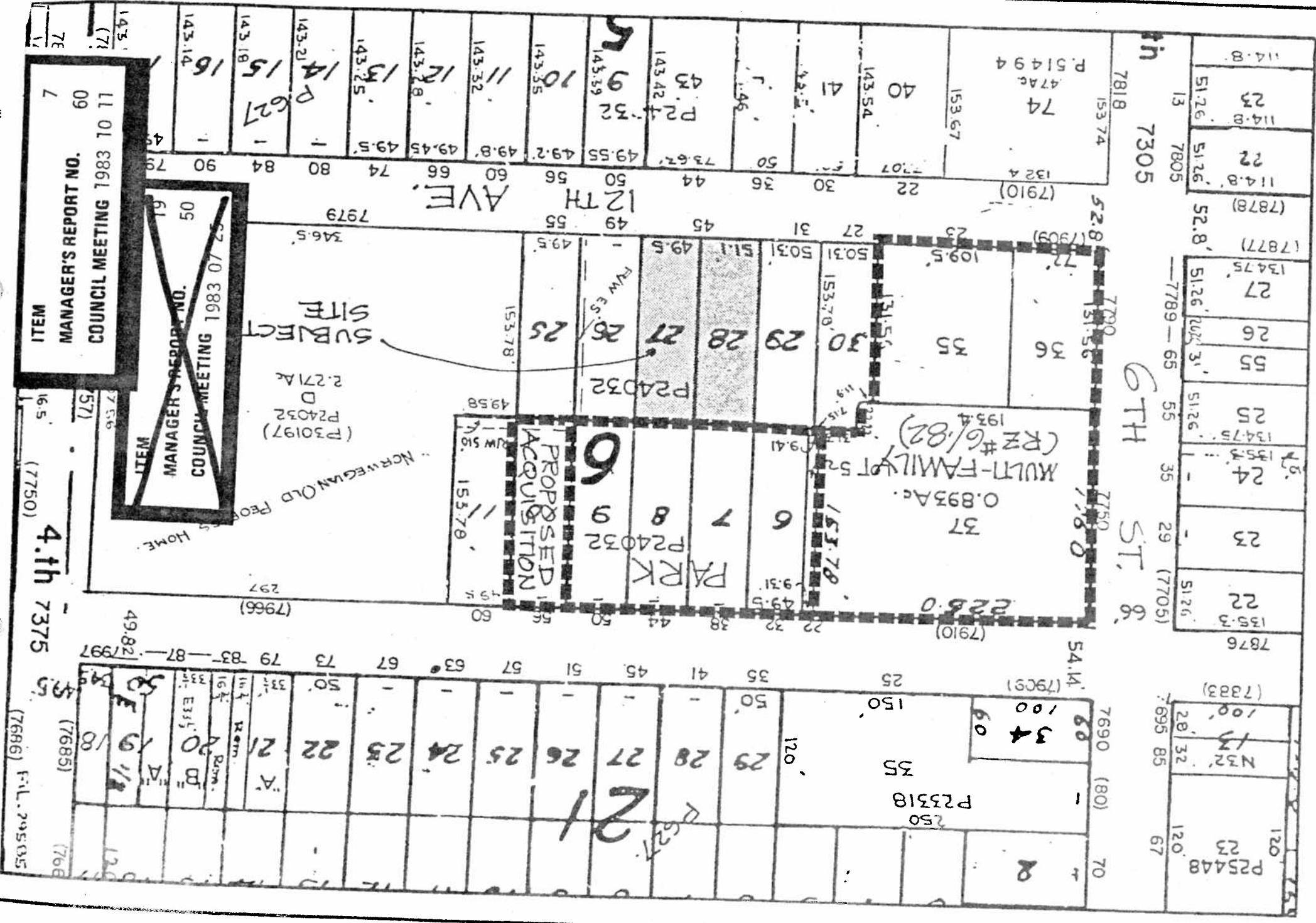
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COUNCIL MEETING	1983 10 11

A. L. Parr
A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

RR:lf

cc: Municipal Solicitor
Municipal Clerk

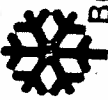
Attachments: Sketches #1 & #2



Date: 17 JUL 1983

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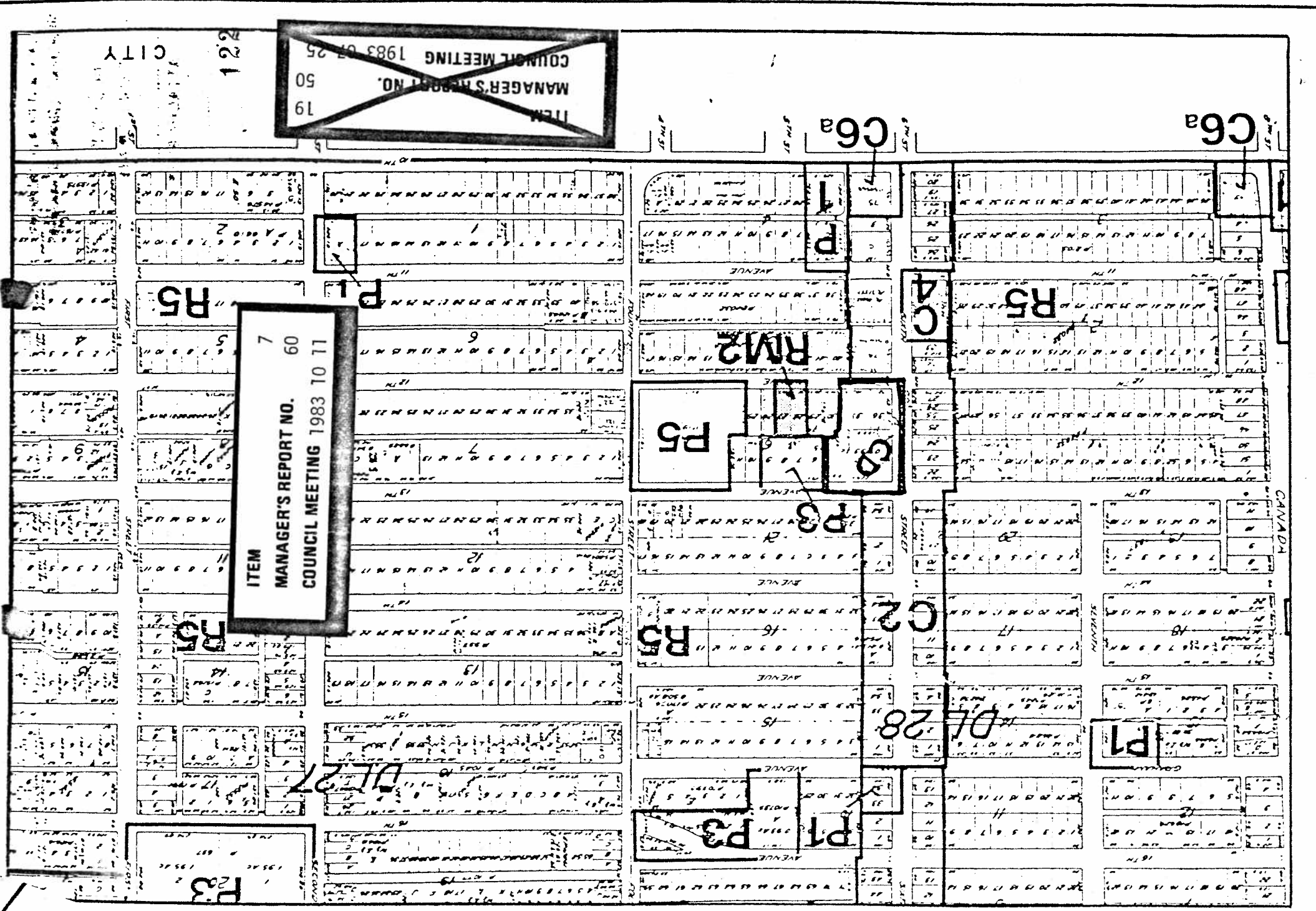
 Burnaby Planning Department

7945 - 12TH AVE.


SKETCH #1

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Drawn

 <p>Burnaby Planning Department</p>	<p>7945 - 12TH AVE.</p>		<p>SKETCH #2</p>	
	Date	1983 JULY		Scale
	Drawn By	1:4800		