

ITEM	12
MANAGER'S REPORT NO.	28
COUNCIL MEETING	1983 04 18

RE: PROPOSED SALE OF MUNICIPALLY-OWNED PROPERTY
GREATER VANCOUVER HOUSING CORPORATION
NON-PROFIT FAMILY RENTAL HOUSING
SITE 1 - 18TH AVENUE AT 19TH STREET
(ITEM 8, REPORT NO. 19, 1983 MARCH 14)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 APRIL 08

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 01.228.1

SUBJECT: PROPOSED SALE OF MUNICIPALLY-OWNED PROPERTY
GREATER VANCOUVER HOUSING CORPORATION
NON-PROFIT FAMILY RENTAL HOUSING
SITE 1 - 18TH AVENUE AT 19TH STREET
(Item 8, Manager's Report 19, 1983 March 14)

RECOMMENDATION

1. THAT the increase in the size of Site #1 proposed for sale to the Greater Vancouver Housing Corporation, in accordance with the revised site and road layout (see Sketch 1a) be approved, thereby permitting an additional two (2) housing units and resulting in an increase in the purchase price to the G.V.H.C. by \$50,000 (\$25,000 per unit).

REPORT

Council, on 1983 March 14, received a comprehensive staff report regarding the proposed sale of Municipally-owned property to the Greater Vancouver Housing Corporation for non-profit family rental housing and adopted the four operational recommendations outlined in that report including the sale of Site 1 at 18th Avenue and 19th Street.

With respect to Council's further consideration of Site 1, the following motion was adopted:

"THAT a special report be brought forward to Council concerning the matter of using the property at 7006 - 18th Avenue (Lot 1, D.L. 95, Plan 1643) on the corner of 18th Avenue and 19th Street for housing rather than having this property form part of a frontage road as proposed in the report."

In discussing the provision of an appropriate buffer zone along the 19th Street frontage, it was suggested that the Boundary Road buffer zone solution, which has been considered a success, be used as a model for this stretch of the 19th Street arterial road.

Staff have pursued the required further examination relative to the adopted motion of Council concerning the road configuration of 18th Avenue at 19th Street. Staff would be prepared to recommend the cul-de-sacing of 18th Avenue at 19th Street (see attached Sketch 1a), rather than turning 18th Avenue into the frontage road as outlined in the Eastburn N.I.P. Study Area Plan, as previously indicated (see attached Sketch 1). The proposed 18th Avenue cul-de-sac would have a dead-end length of approximately 152 m (500 ft.) which is considered acceptable. However, a proper turn-around for the public and to accommodate emergency vehicles would be required at the end of the cul-de-sac. The cul-de-sac configuration indicated will permit the construction of the full cul-de-sac without having to acquire at this time further property currently under private ownership on the north side of 18th Avenue.

A buffer landscape treatment is proposed along the 19th Street arterial road frontage which is modelled on the Boundary Road solution and which minimizes the amount of property to be either retained or acquired for this purpose (see attached Sketch 2). A 1.2 m (3.9 ft.) high berm surmounted by a 1.8 m (5.9 ft.) high fence is outlined within a 6.1 m (20 ft.) wide buffer zone. Planning will seek to have the developer install the berm and some of the planting along the west boundary of the site as part of the overall landscape plan for the project at the developer's cost.


This cul-de-sac and buffer landscape solution will permit the proposed G.V.H.C. housing site to be increased in size to accommodate an additional 2 units, thereby providing for a total of 15 townhouse units on the site. Therefore, the sale price for Site 1 to the G.V.H.C. would be increased by \$50,000 based on the \$25,000 per unit figure previously agreed to by the G.V.H.C. and approved by Council.

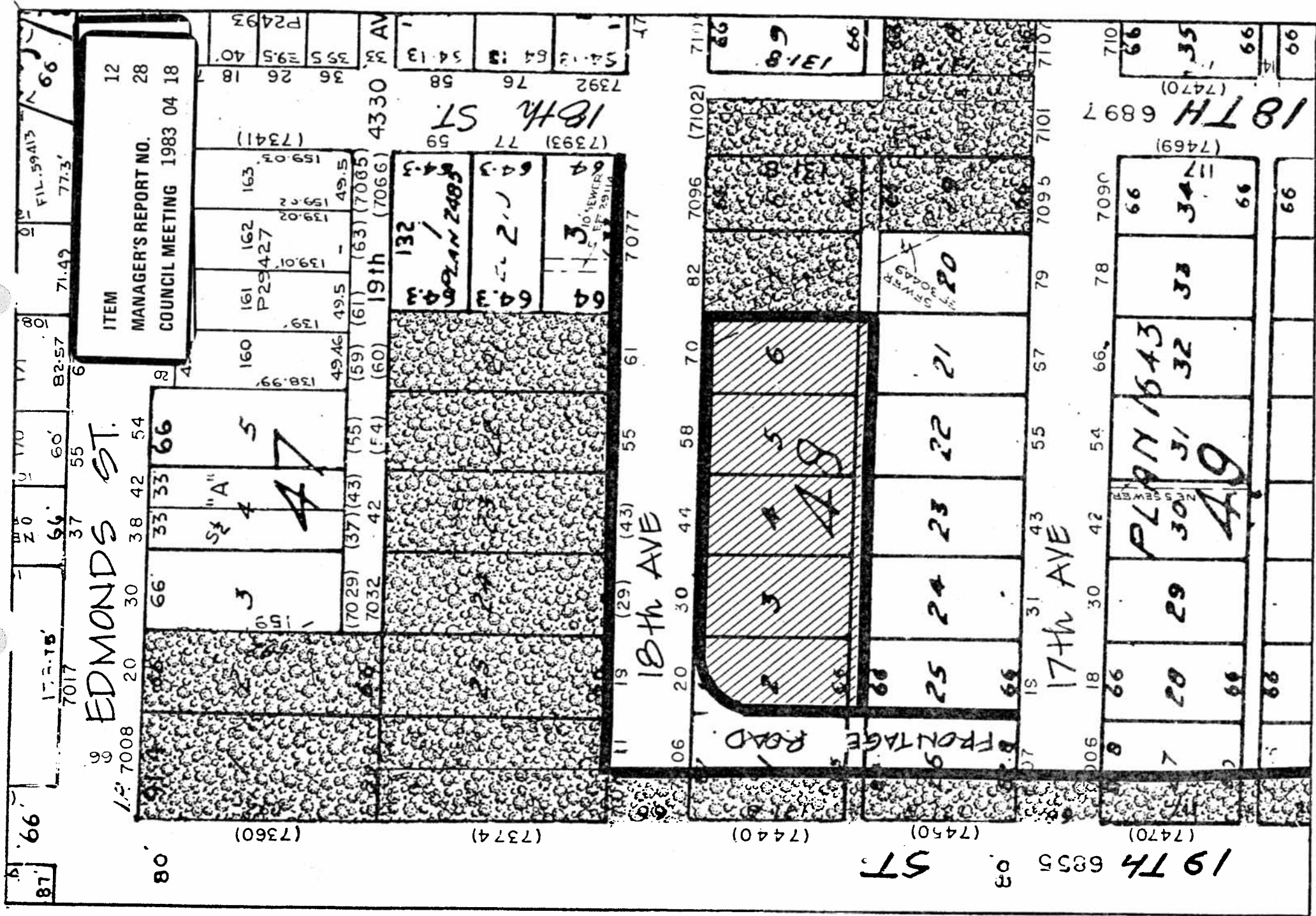
At the Council meeting of 1983 March 14, an enquiry was also made as to which fund the proceeds from the sale of the two municipally-owned sites would be deposited upon receipt of the purchase funds from the Greater Vancouver Housing Corporation. In reply, the purchase funds are proposed to be deposited in the Tax Sale Monies Fund for use in the Land Assembly and Development Program. The Fund is constituted by law for depositing the proceeds of the sale of property, and also includes transactions regarding expenditures for intended acquisitions and the servicing of Municipal land.

KI:lf

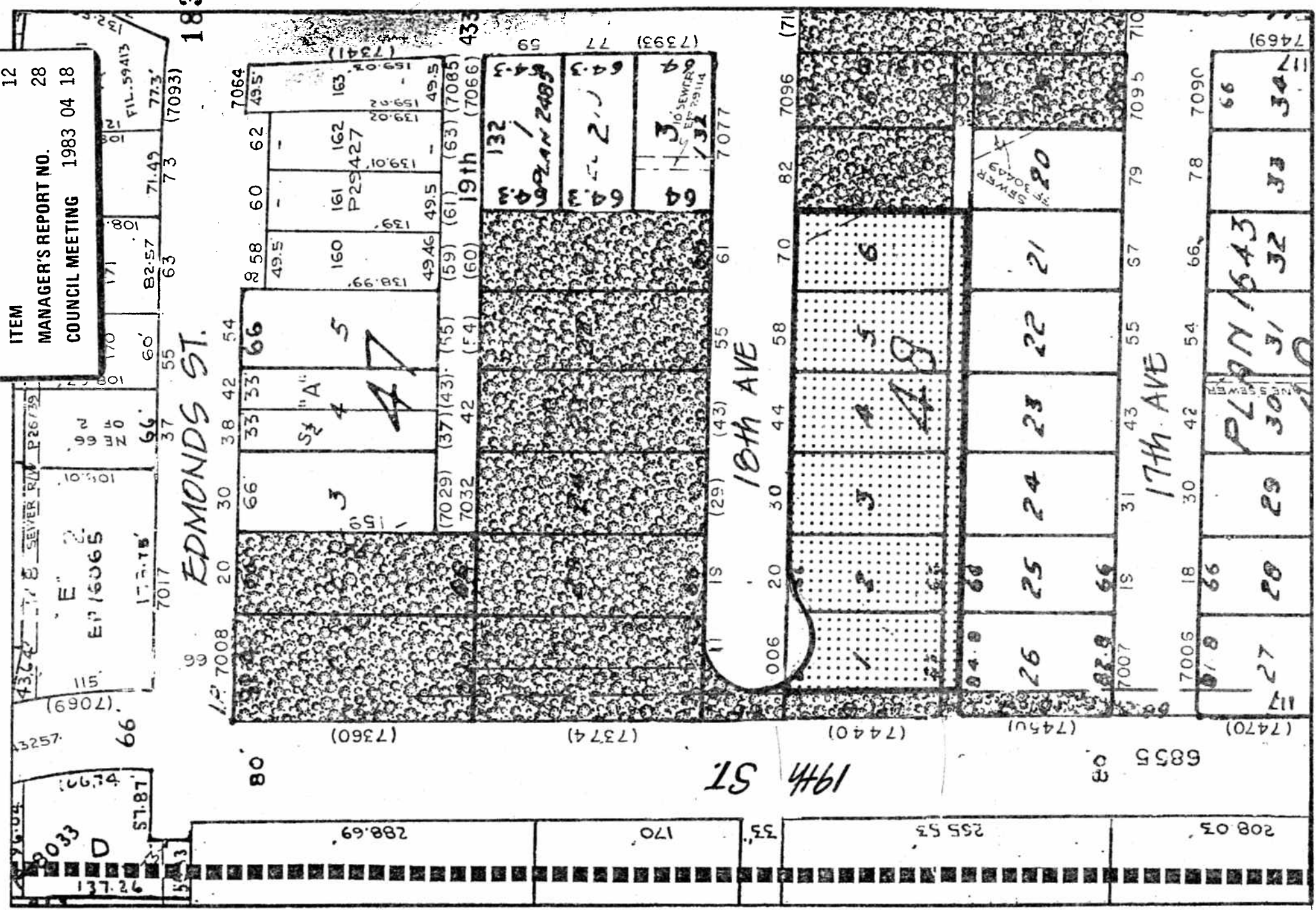
Attachment

cc: Director Finance
Director Engineering
Director Recreation & Cultural Services
Legal and Lands Department


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION



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Date

83-04-05

Scale

1" = 100'

Drawn By



SITE 1

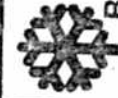
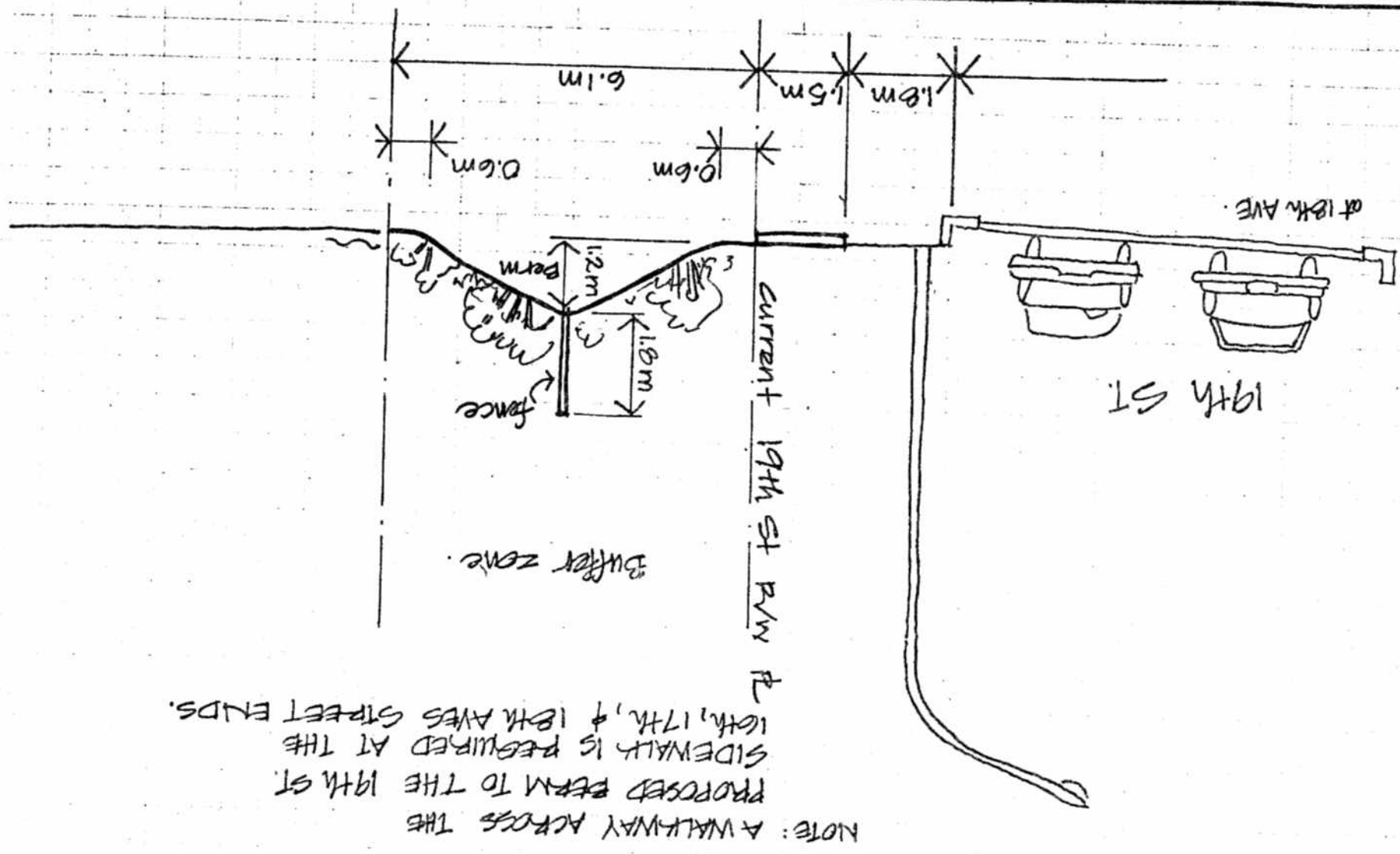
Burnaby Planning Department

7006, 7020, 7030, 7044, 7058 & 7070 18th AVE
 LOTS 1 to 6 inclusive, BK 40, D.L. 95N, Pt. 1643

NET SITE: 0.52 ha (1.28 acre)
 approx.

SKETCH 1a.

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Burnaby Planning Department

Date
 APRIL 83

Scale
 1:100

Drawn By

TYPICAL CROSS-SECTION OF BUFFER ZONE
 (LOOKING NORTH)
 ON EAST SIDE OF 19TH ST
 BETWEEN 10TH & 18TH AVES
 (MODELED ON BOUNDARY ROAD SOLUTION)

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SKETCH 2

