

ITEM 19
MANAGER'S REPORT NO. 50
COUNCIL MEETING 1983 07 25

RE: MARKETING OF 7945 - 12th AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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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.

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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.

RR:1f

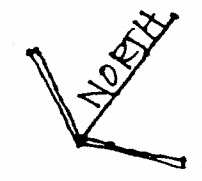
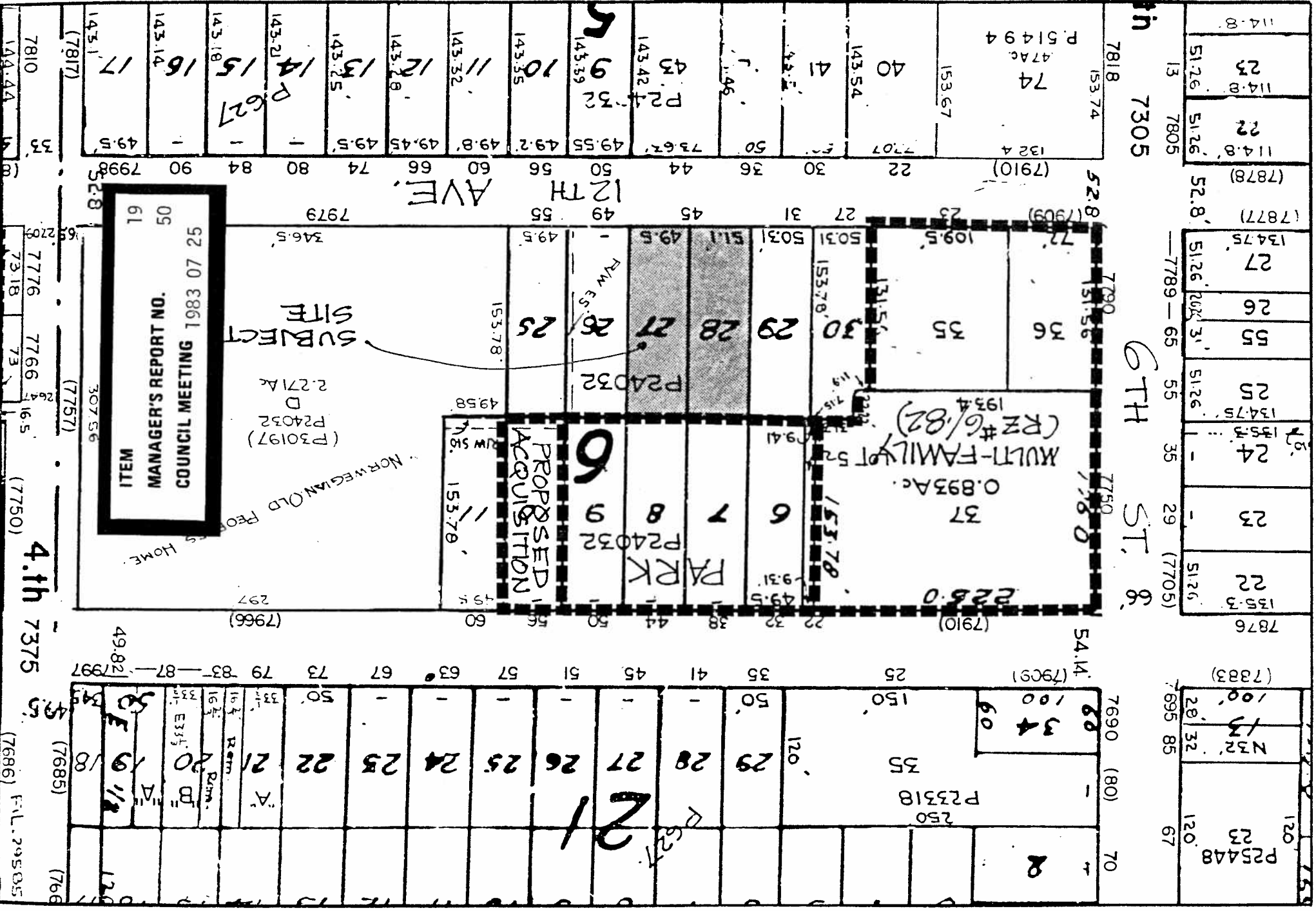
cc: Municipal Solicitor
Municipal Clerk

Attachments: Sketches #1 & #2



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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7945 - 12TH AVE.

Burnaby Planning Department

Date: 1983 JULY

Scale: 1:1200

Drawn By:

SKETCH #1

Date

1983 JULY

Scale

1:4800

Drawn By

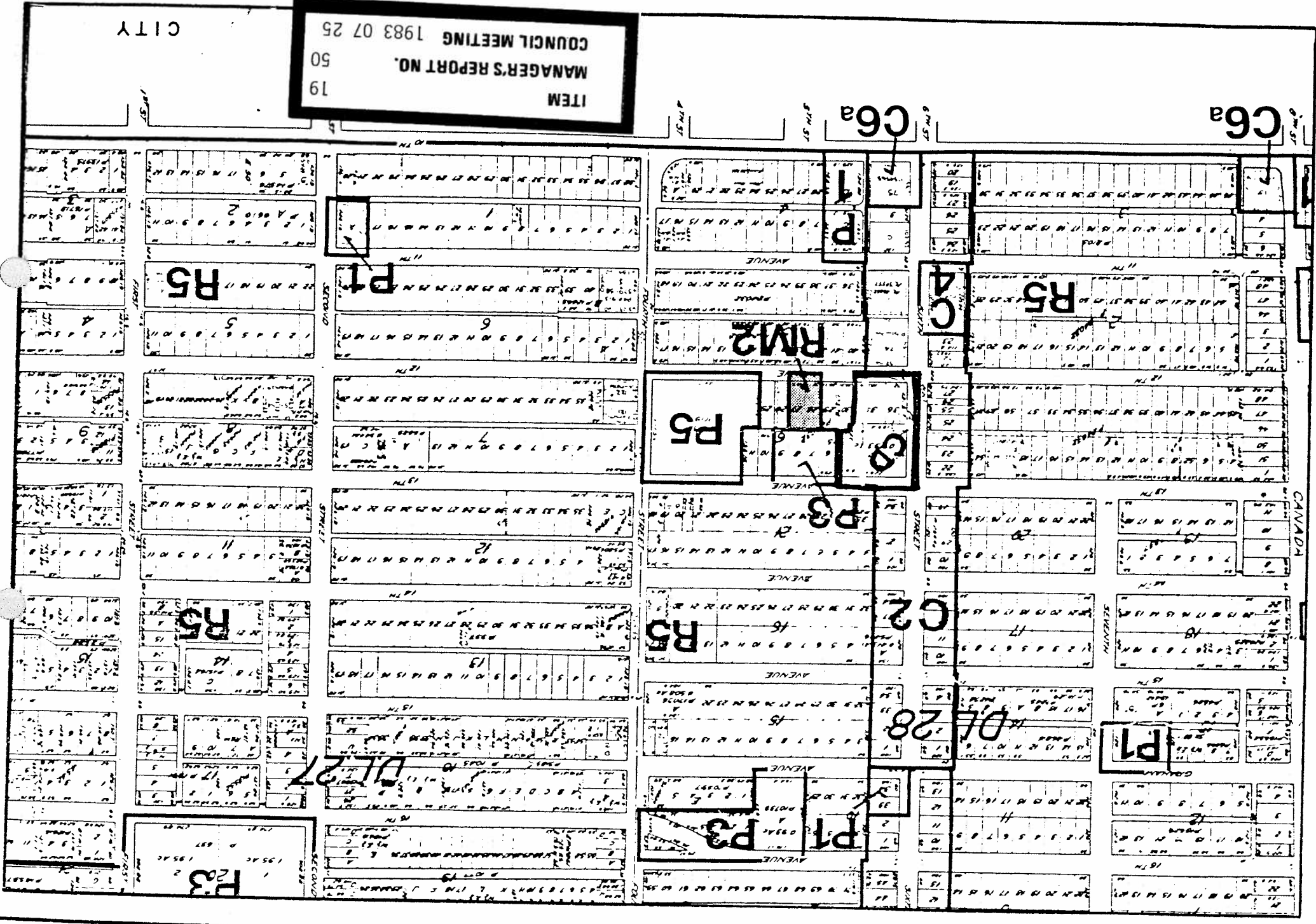
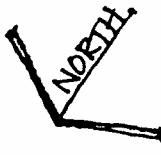


Burnaby Planning Department

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SKETCH #2

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