

ITEM 11  
MANAGER'S REPORT NO. 51  
COUNCIL MEETING 1983 08 08

RE: REZONING REFERENCE #33/80  
PARTIAL CLOSURE AND SALE OF REDUNDANT AVONDALE ROAD ALLOWANCE  
3506/36/64/66 CURLE AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1983 JULY 28

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #33/80  
PARTIAL CLOSURE AND SALE OF REDUNDANT  
AVONDALE ROAD ALLOWANCE

PCL. "D" EXPL. PLAN 27425 OF "A & B", BLK 11, D.L. 68,  
PLAN 11090; LOT "A" EXC. EXPL. PLAN 27425, BLK. 11,  
D.L. 68, PLAN 11090; LOT 12, D.L. 68, PLAN 3431; LOT 10,  
D.L. 68, PLAN 3431

FROM: R5 RESIDENTIAL DISTRICT  
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (RM1 GUIDELINES)  
10 - 12 UNITS PER ACRE

ADDRESS: 3506/36/64/66 CURLE AVENUE

RECOMMENDATION:

1. THAT Council approve the revised purchase price of \$8.22 per square ft. for the sale of the redundant portion of Avondale Street for incorporation of the area with the subject development site.

1.0 BACKGROUND INFORMATION:

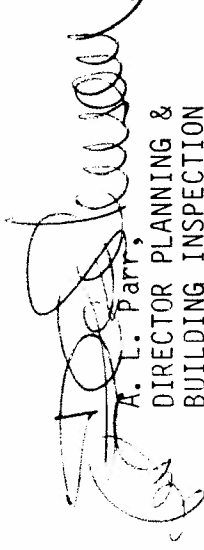
- 1.1 On 1981 June 29 Council gave favourable consideration to the subject rezoning application which involved the proposed development of a 38 unit strata title townhouse project at the above referenced site. On that occasion Council also adopted a recommendation to approve the sale of the redundant portion of Avondale Street and incorporation of the area with the development site (refer to attached sketch). The Municipal Solicitor had negotiated a purchase price for the net road allowance of \$11.28 per square ft., the final total purchase price to be determined by a survey of the land area.

- 1.2 The rezoning application was subsequently advanced to Second Reading on 1981 August 10 and to Third Reading on 1981 October 26.
  - 1.3 The rezoning application has been held in abeyance for approximately 1 1/2 years since the applicant has experienced financial difficulties.
- 2.0 CURRENT SITUATION:
- 2.1 The rezoning and development proposal has been taken over by a new applicant, Santini Properties Ltd. who are now proceeding to satisfy the prerequisite conditions of rezoning.
  - 2.2 In view of the time that has elapsed since the original land value for the road allowance was determined and the applicant's disagreement with the former estimate, the Municipal Solicitor has negotiated a revised value of \$8.22 per square ft. for the land. This figure represents a land value of approximately \$30,000 per unit of development as opposed to the previous evaluation of approximately \$41,149 per unit. This lower figure reflects the current deflated market demand for townhousing relative to the peak land values experienced during 1981 at which time the previous purchase price was negotiated. The applicant has agreed to this purchase price. The final total purchase price will be determined by a survey of the land area.
  - 2.3 The applicant intends to proceed with the rezoning application towards Final Adoption in the near future.

*AP*  
PDS/g1

Attachment

cc: Municipal Solicitor

  
A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

ITEM 11  
 MANAGER'S REPORT NO. 51  
 COUNCIL MEETING 1983 08 08

ISMALI SANCTUARY

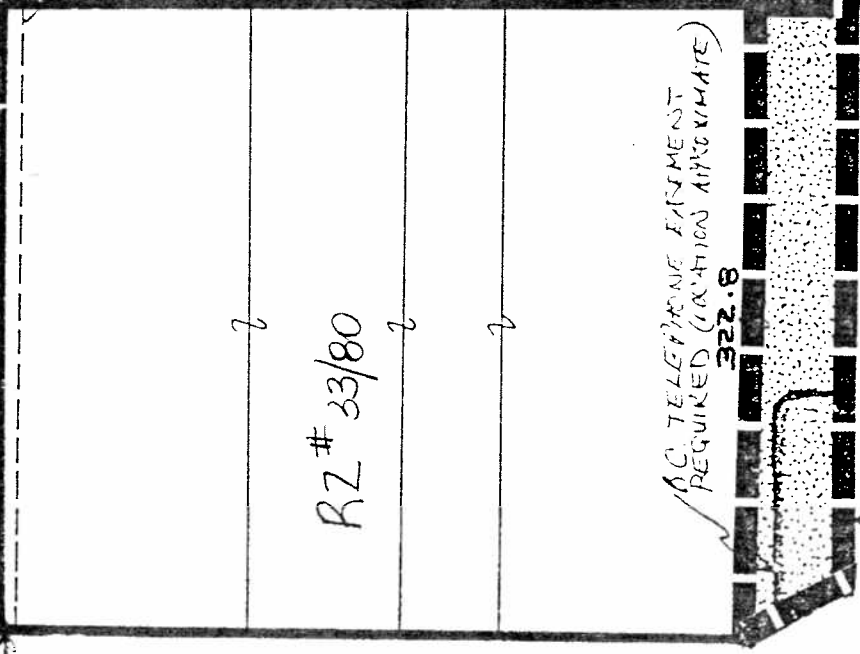
10' REQ DEDICATION (6.77)

KALYK

CURLE AVE

KALYK AVE

AVONDALE ST



10' X 10' CORNER TRUNCATION REQ'D.

10' X 10' CORNER TRUNCATION REQ'D.

SCALE: 1" = 10'



Burnaby Planning Department

Date  
1983 AUG

Scale  
1:1200

Drawn By

AVONDALE ST. PARTIAL CLOSURE &  
 SALE / RZ REF # 33/80

