

Re: TENDERING OF MUNICIPAL LANDS, N.E. CORNER
OF MARINE WAY AND ROSEBERRY AVENUE
(Item 10, Manager's Report No. 13, 1983 February 21)
(Item 6, Manager's Report No. 1, 1983 January 04)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1983 December 28

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: PS-1-80,
D.L. 161

SUBJECT: TENDERING OF MUNICIPAL LANDS, N.E. CORNER
OF MARINE WAY & ROSEBERRY AVENUE

RECOMMENDATIONS:

1. THAT Council authorize the sale of Lot 29, Plan 64239, D.L. 161, N.W.D. by Public Tender at an upset price of \$987,711.00 (\$4.247 per sq. ft.).
2. THAT, in the event that the adjacent United Flower Growers Co-operative Association is the successful purchaser, an area for area land exchange be undertaken to relocate the linear park connection from Roseberry Avenue through to the Patterson Avenue right-of-way as shown on the attached Figure 2.
3. THAT the Recreation and Cultural Services Department be authorized to prepare a landscape design for the foregoing linear park connection and that the cost of these landscape works be charged to Code 70 of the Land Assembly and Development Fund.

SUMMARY:

The subject lands which are shown on the attached Figure 1 are proposed to be tendered for sale in response to a specific request from the adjacent owners to permit the expansion of their existing facility. While this Department is supportive of their proposal, this parcel has the capability of being developed independently and should, therefore, be offered for sale by public tender.

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R E P O R T

BACKGROUND:

Council, on 1983 January 04, authorized the sale of this property by public tender in response to a previous request from the adjacent United Flower Growers Co-operative to make these lands available to permit the expansion of their existing facilities.

Once the tenders were called the Co-operative did not submit a bid. Their Board of Directors decided that they should undertake a full review of alternate locations prior to submitting an offer to purchase the Roseberry Avenue property.

EXISTING SITUATION:

Since that time the Co-operative has undertaken exhaustive studies of market conditions, market trends and customer support in locating their business elsewhere. Several potential sites were reviewed in Burnaby, Richmond and Coquitlam and, while some of them were found to be suitable for their purposes; it was concluded that they should remain at their present location and endeavour to acquire additional lands for expansion.

It should be noted that while the Co-operative is desirous of purchasing this property, it is proposed to be sold by public tender and it is conceivable that another party may be the successful purchaser.

In the event that the Co-operative is the successful purchaser it is their intention to consolidate these lands with their existing property as shown on Figure 2. This will necessitate the relocation of the linear park connection from the closed Keith Street road allowance to the southerly boundary of the property as illustrated on Figure 2. This linear parkway is part of the larger connection from the Boundary Creek Ravine Park and the south slope residential area to the Fraser River Foreshore Park as shown on the attached Figure 3.

Staff has no objection to the relocation of this component of the parkway as the overall objective of providing the necessary connection from Roseberry Avenue to the Patterson Avenue right-of-way will still be achieved and the Co-operative will be able to remain in their present location and pursue their expansion plans.

Once the subject lands are sold it is incumbent upon the Municipality to develop and landscape the parkway to a standard compatible with the high standard of development which is required in the M5 (Light Industrial) District. Therefore, it is recommended that the Recreation and Cultural Services Department be authorized to prepare a landscape design and that these lands be landscaped as a component of the servicing program for the area under Code 70 of the Land Assembly and Development Fund.

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The Legal Department has reviewed the market for Light Industrial Lands and concluded that the tender price of \$987,711.00 (\$4,247 per sq. ft.) which was established by Council on 1983 January 04 is valid in today's market.

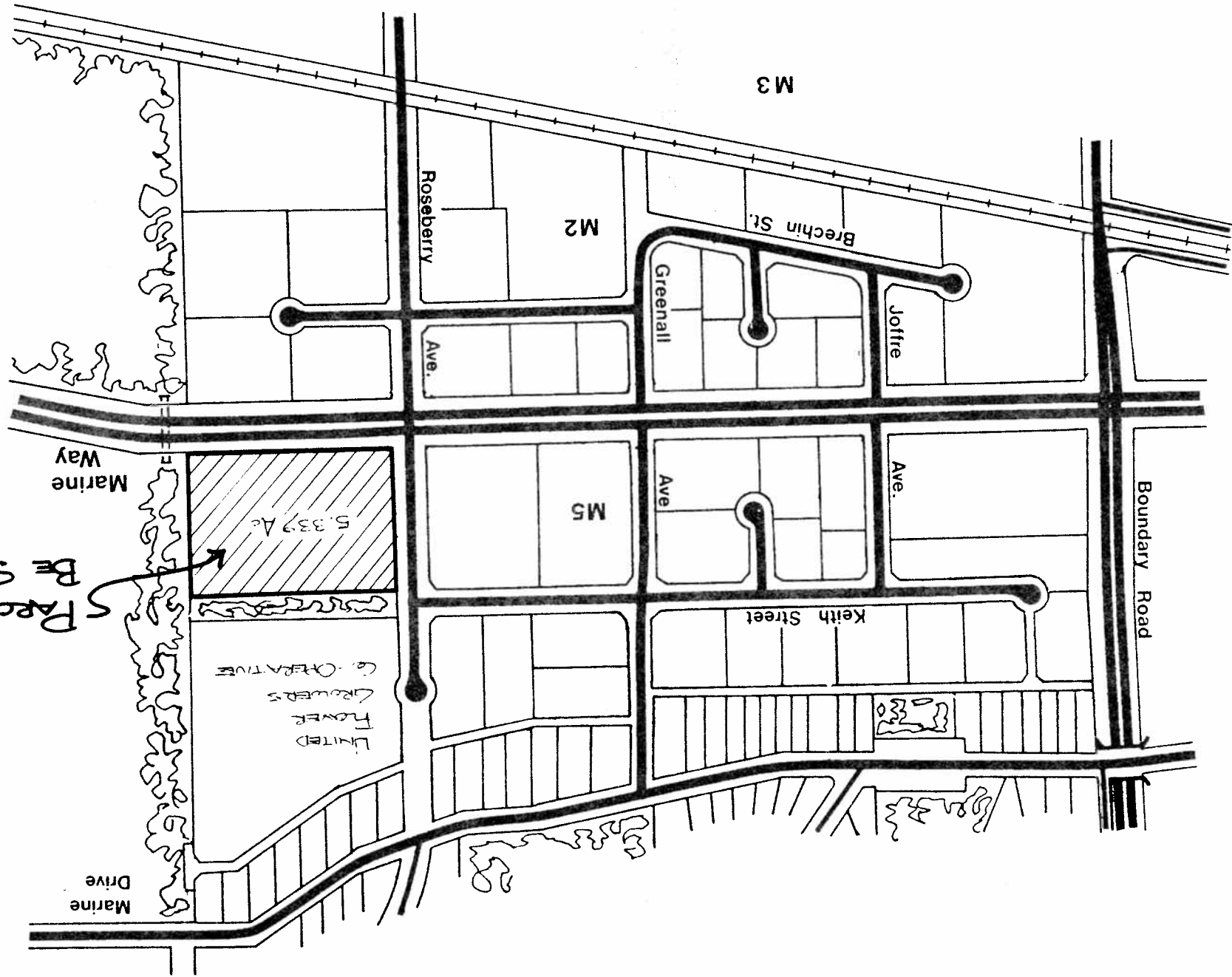


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

PB/mcb
Attachs:

cc: Municipal Solicitor
Director Engineering
Director Recreation & Cultural Services
Director Finance

Proposed Development Plan
Boundary Road - Marine Way Industrial Area



Parcel Proposed To
Be Sold By Tender

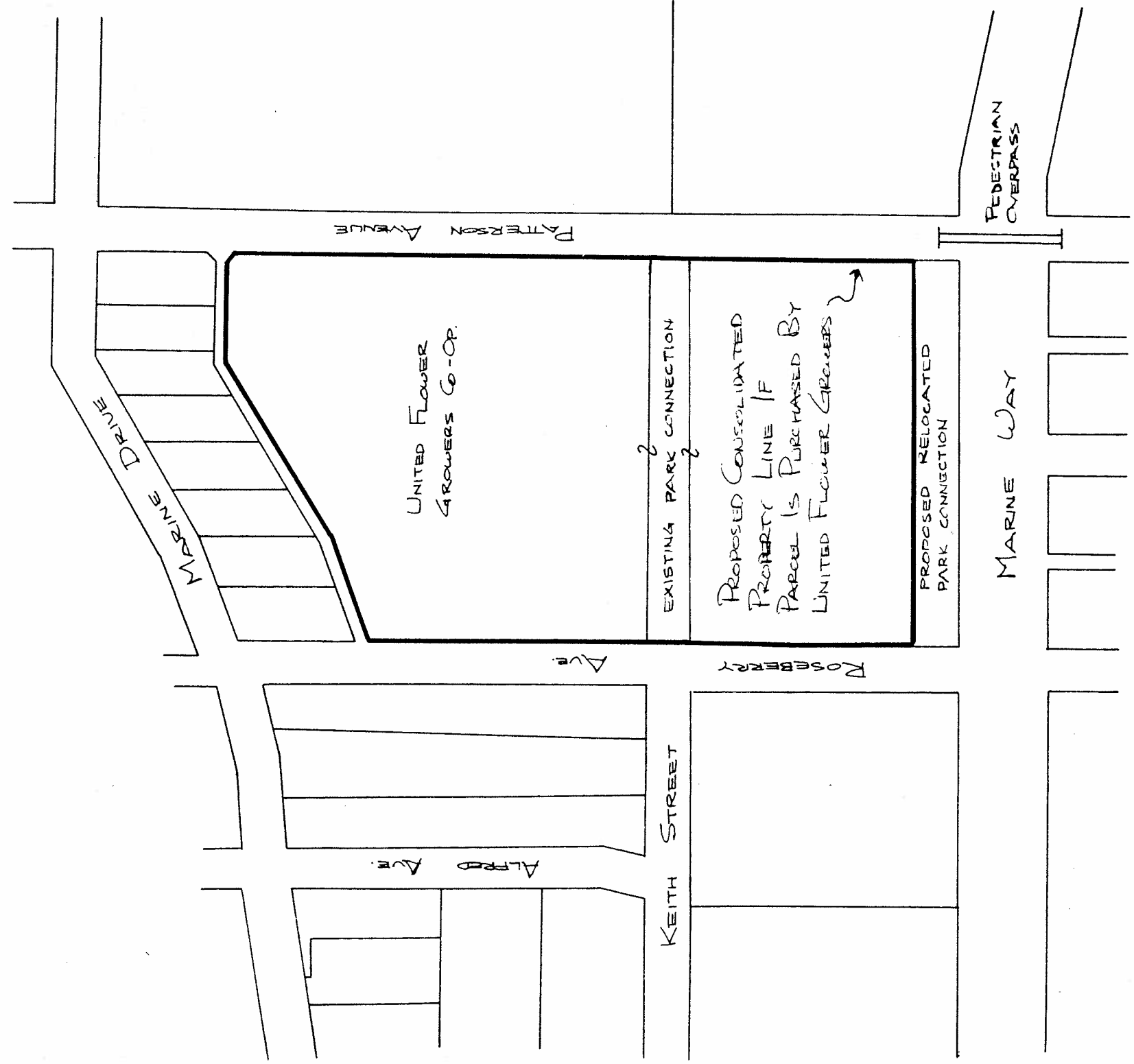
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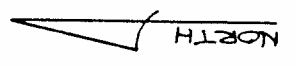


Figure 1

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Note: Park Relocation Would Be On An Area For Area Basis And The Actual Geometry Would Be Designed To Reflect Building Scheme And Final Location Of The Marine Way Overpass.



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FIGURE 2

1" = 200' PB

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**Proposed Development Plan
Boundary Road - Marine Way Industrial Area**

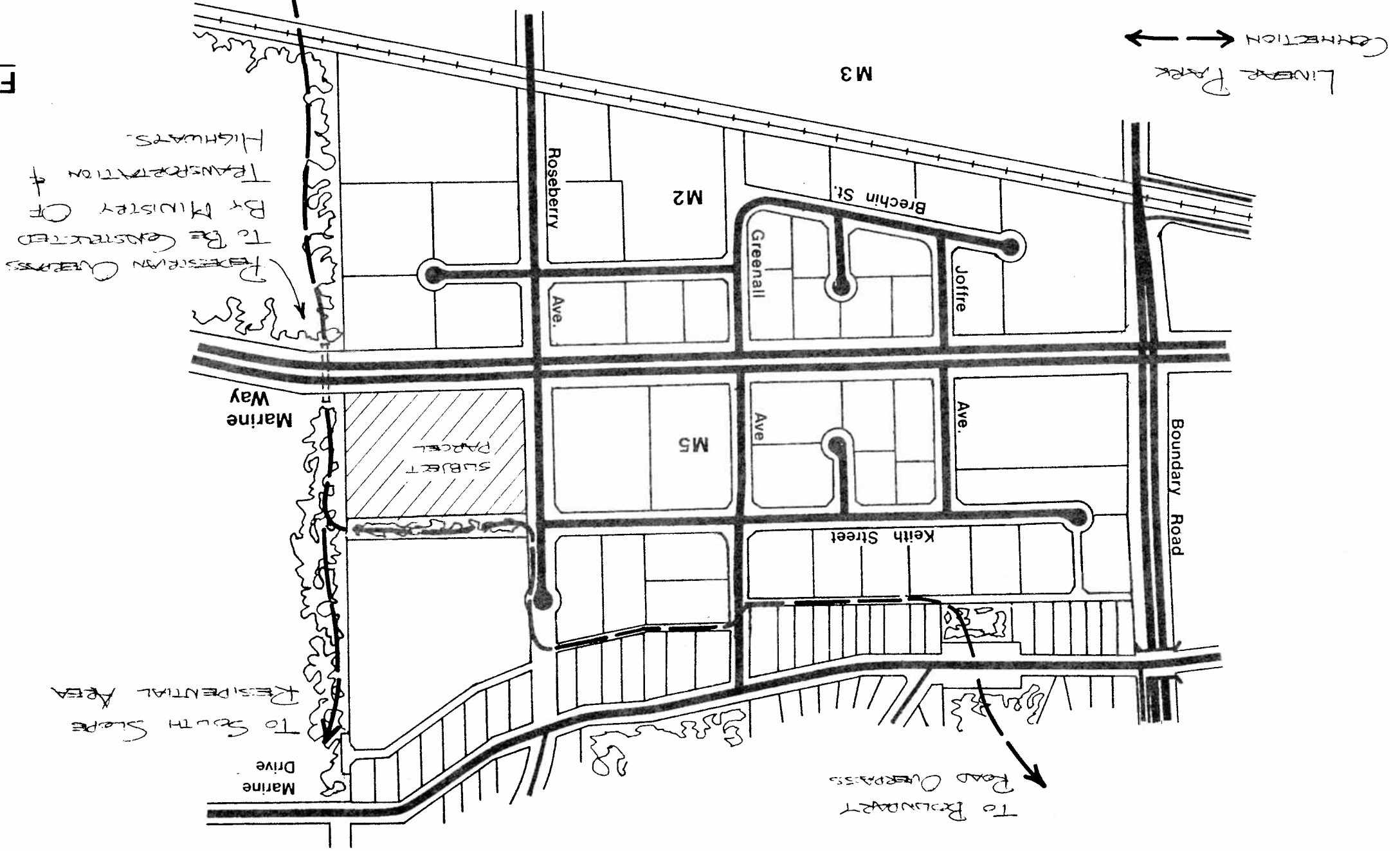
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Figure 3



LINEAR PARK CONNECTION

TRANSPORTATION BY MINISTRY OF HIGHWAYS
TO BE CONSTRUCTED
FEDERATION OVERPASS

TO BOUNDARY ROAD
ROAD OVERPASS

TO SOUTH SHORE
RESIDENTIAL AREA
Marine Drive

Marine Way

SUBJECT PARCEL

M2

M3

M5

Roseberry Ave.

Brechin St.

Greenall

Joffre

Ave.

Ave.

Keith Street

Ave.

Boundary Road