

ITEM 9
MANAGER'S REPORT NO. 66
COUNCIL MEETING 85/10/21

RE: 7026 KINGSWAY - BLUE HAVEN MOTEL
LANE CLOSURE, LAND EXCHANGE AND LEASE AGREEMENT
ROAD CLOSURE NO. 1/84 - SUBDIVISION REFERENCE NO. 10/84
(Item No. 3, Report No. 14, 1985 February 18)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 OCTOBER 09

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: 7026 KINGSWAY - BLUE HAVEN MOTEL
LANE CLOSURE, LAND EXCHANGE AND LEASE AGREEMENT
ROAD CLOSURE #1/84
SUBDIVISION REFERENCE #10/84

RECOMMENDATIONS:

1. THAT Council authorize the land exchange described in Section 1.0 of this report.
2. THAT Council authorize the Municipal Solicitor to enter into an agreement to lease the parcel to be created adjacent to Beresford Street back to the owner of 7026 Kingsway based upon the lease terms outlined in Section 2.0 of this report.

REPORT

1.0 BACKGROUND:

On 1985 February 18 Council authorized the introduction of a Road Closing Bylaw for the lane allowance (see attached sketch #1) abutting the east property line of 7026 Kingsway (site of the Blue Haven Motel), subject to the following conditions:

- 1.1 Consolidation of the redundant lane allowance with the property at 7026 Kingsway.
- 1.2 An equal amount of land to that included in the lane allowance to be subdivided from the southerly portion of the subject site, transferred to the Municipality for future Beresford Street widening and subsequently leased back to the owner on the basis of agreed-upon terms and upon Council's endorsement of same.
- 1.3 Submission of the necessary road closing and subdivision plans.

This Road Closing Bylaw received Final Adoption on 1985 September 23, and following the required provincial approval the redundant lane allowance is to be consolidated with 7026 Kingsway, in exchange for an equal area of land to be subdivided from the southerly portion of this property and transferred to the Municipality for future widening of Beresford.

2.0 NEGOTIATED LEASE TERMS:

The terms outlined below for the lease back of the parcel to be created adjacent to Beresford Street have been agreed to by the owner's solicitor and are recommended for Council acceptance by the Municipal Solicitor:

1. Term one year from date of exchange.
2. The annual rent for the first year shall be \$1,666.00 payable monthly at \$183.83. (This is equivalent to an annual rate of \$0.55/sq. ft.).
3. The lessee will have the option to renew the lease for a further period of one year at the same rental, upon giving ninety (90) days notice, and thereafter on a year to year basis at a rent to be negotiated.
4. The Municipality can after two years from the commencement of the lease terminate the lease upon giving ninety (90) days notice at any time.
5. The tenant will pay municipal land taxes commencing 1986 January 01 on due date for payment.
6. Upon termination of the lease the rent and taxes paid or payable by the tenant will be apportioned to the date of termination.

3.0 PROPOSED EXPANSION OF BLUE HAVEN MOTEL:

- 3.1 Planning staff have been informed by the owner of the Blue Haven Motel at 7026 Kingsway that following consolidation of the closed lane allowance with this property, it is his intention to make a Preliminary Plan Approval application for an addition to the motel. This proposal involves one of the existing one-storey motel buildings which is located on the site's northeast corner adjacent to the lane and currently contains four units. The proposal is to expand this building's ground floor to create a 54 seat restaurant and a 70 m² (750 sq. ft.) convention room, while maintaining two motel units on the ground floor and adding a second floor containing five additional units.

- 3.2 The subject site is presently zoned C4, Service Commercial District, and is designated for comprehensive mixed use redevelopment based on C2 and RM4 guidelines by the Kingsway/Edmonds Area Plan adopted by Council on 1980 March 31 (see attached sketch #2). Previous to this the Plan for Apartment Study Area 0 and Community Plan Six also provided for high density apartment/commercial redevelopment of this site.

BLUE HAVEN MOTEL
7026 KINGSWAY

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3.3 Council consideration of the motel expansion proposal is thus warranted at this time as the proposed development represents an intensification of a land use which does not conform to the designated land use as outlined in the adopted Kingsway/Edmonds Area Plan. However, staff are of the opinion that the proposed addition represents a relatively minor intensification and will not preclude the eventual redevelopment of the site in accordance with the adopted Plan, although it is recognized that more extensive additions and investment in the existing motel might have this effect or at least delay the site's redevelopment.

It should also be noted that the plans submitted by the owner are sensitive to the development's location in the Kingsway/Edmonds town centre area, and will on an interim basis contribute to the town centre's vitality and urbanity. Specifically, the restaurant has been designed to incorporate a pedestrian-oriented element related to Kingsway, with an outdoor seating area and an arcade tying into the arcade of the neighbouring development.

3.4 Based on the foregoing, upon consolidation of the redundant lane allowance with the subject property, this Department unless otherwise directed by Council is prepared to work with the Motel's owner towards issuing Preliminary Plan Approval based upon the plans submitted to date.


4.0 SUMMARY:

It is recommended that Council authorize the exchange of the redundant lane allowance abutting the east property line of 7026 Kingsway, for an equal area of land to be subdivided from the southerly portion of this property for future Beresford Street widening. It is also recommended that Council authorize the leasing back of this new parcel to the owner of 7026 Kingsway, on the basis of the lease terms outlined in this report. Finally, Council is informed that, unless otherwise directed, Planning staff will process Preliminary Plan Approval for the owner's intended motel expansion on the subject property in the usual manner.

RR
RR/g1

Atts.

cc: Municipal Solicitor
Director Finance


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 3
MANAGER'S REPORT NO. 14
COUNCIL MEETING 85/02/18

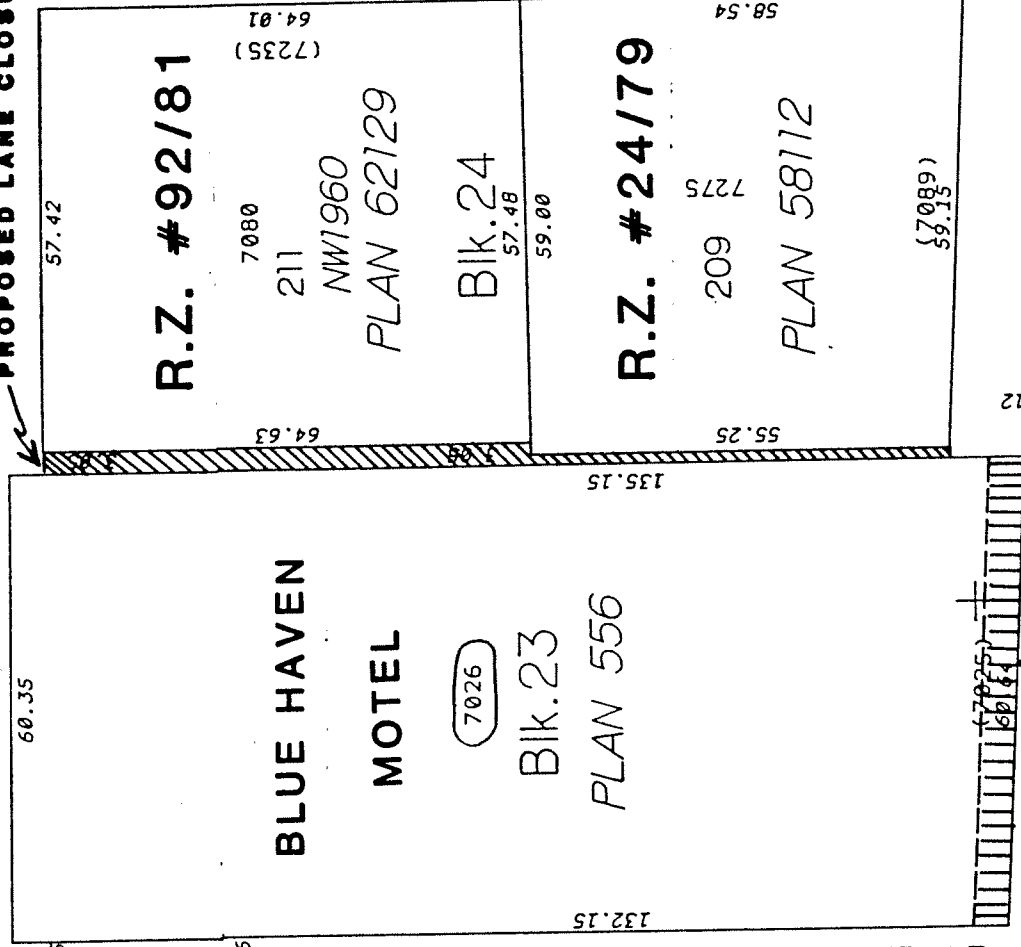
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PLAN 34369
77.60

12404	10.06	10.06	10.06	10.06	20.12	20.12	20.12	20.12	20.12
1	7007	7025	7041	7041	20.12	20.12	20.12	20.12	20.12
12	6993	6993	6993	6993	10.05	10.05	10.05	10.05	10.05
1	6975	6975	6983	6983	10.06	10.06	10.06	10.06	10.06
2	1264				10.06	10.06	10.06	10.06	10.06

KINGSWAY

PROPOSED LANE CLOSURE



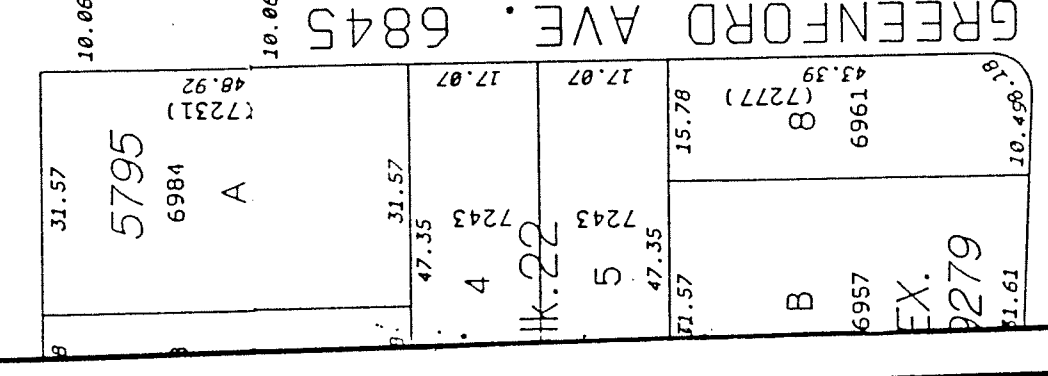
BERESFORD ST.

PROPOSED LEASE AREA

10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06
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10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06
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KINGSWAY



GREENFORD AVE. 6845

PROPOSED LEASE AREA

ITEM 3

ITEM 9

1411

Date

1985 FEBRUARY

Scale

1:1000

Drawn By



Burnaby Planning Department

ROAD CLOSURE REF. #1/84

7026 KINGSWAY

SKETCH #1

127.41

50.60

10.06

8.67
2.44

25.15

20.12

(7235) 64.81

7080

211

NW1960

PLAN 62129

BIK.24

57.48

59.00

R.Z. #24/79

209

7275

PLAN 58112

(7089) 59.15

58.54

55.25

135.15

132.15

60.35

10.06

10.06

31.57

31.57

5795

6984

(7231) 48.92

A

47.35

7243

17.07

4 7243

BIK.22

5 7243

17.07

47.35 71.57

15.78

6961

8 (7277)

EX. 279

10.49

61.61

18.8

20.12

SALISBURY AVE. 6895

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KINGSWAY / EDMONDS AREA PLAN
(APARTMENT STUDY AREAS 'O' & 'P' AND COMMUNITY PLAN SIX)

LEGEND:

- COMMERCIAL C2 2, C3 3, C4 4, C7 7
- RESIDENTIAL RMT 1, RM2 2, RM3 3, RM4 4, RMs 5
- INSTITUTIONAL
- PARK
- SITE DEVELOPED IN ACCORDANCE WITH THE PLAN
- TRAFFIC SIGNAL
- WALKWAY

North

60 M
200 FT

SKETCH 2



BLUE HAVEN HOTEL SITE
7026 KINGSWAY

Road Alignment
To Retain Trees

RNABY
YOUTH
HIGH
SCHOOL

EDMONDS
EL. & JR.
HIGH SCHOOL

NEW
VISTA
SENIOR
CITIZEN
DEVELOPMENT

MIDDLEGATE
SHOPPING
CENTRE

RICHMOND
PARK

KINGSWAY

ARCOLA ST

BALMORAL ST

ELWELL ST

IMPERIAL ST

SALISBURY

BERSFORD ST

CORN AVE

WALKER AVE

HALL AVE

ARCOLA ST

BALMORAL ST

ELWELL ST

IMPERIAL ST

SALISBURY

BERSFORD ST

CORN AVE

WALKER AVE

HALL AVE

ARCOLA ST

BALMORAL ST

ELWELL ST

IMPERIAL ST

SALISBURY

BERSFORD ST

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BALMORAL ST

ELWELL ST

IMPERIAL ST

SALISBURY

BERSFORD ST

CORN AVE

WALKER AVE

HALL AVE

