

RE: SALE OF 8621 ARMSTRONG (CLOSED PORTION OF COQUITLAM AVENUE)
(Report No. 25, 1985 April 01, Item 5)

The Municipal Manager has had an extensive involvement with the proposed sale of the subject property and has concluded, on the basis of his review, that the property should be placed on the open market for sale by public tender. From his point of view, the interests of the Municipality would be best served with this approach that would result in the property being sold to the highest bidder. This position has been discussed with Mr. Kenneth Poon, who is being given a copy of this report on Friday, April 26, and who will appear as a delegation at the April 29 Council Meeting.

MUNICIPAL MANAGER'S RECOMMENDATION:

THAT the municipally owned property at 8621 Armstrong Avenue be offered for sale by public tender upon completion of the following conditions:

1. Closure of the existing lane allowance, consolidation with the subject property, and dedication of a 10 ft. walkway allowance and an area for the lane turnaround;
2. Rezoning of the westerly 23 ft. of the lot from P5 to R3;
3. Granting of a 10 ft. easement on the west side to protect the existing watermain, and
4. Servicing of the lot, including construction of those items outlined in section 4.0 of the report of the Director Planning & Building Inspection.

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TO: MUNICIPAL MANAGER

1985 APRIL 25

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: SALE OF 8621 ARMSTRONG AVENUE (CLOSED PORTION OF COQUITLAM AVENUE
FOR THE CONSOLIDATION WITH ADJACENT CHURCH SITE)
ROAD CLOSURE REFERENCE #5/76

RECOMMENDATION:

1. THAT Council authorize the sale of 8621 Armstrong Avenue in accordance with the terms outlined in Section 2.0 of Item 05, Municipal Manager's Report No. 25, 1985 April 01.

REPORT

1.0 SUMMARY/INTRODUCTION

Council, on 1985 April 01, received a report from the Director Planning and Building Inspection regarding the disposition of the subject municipal property and referred it back to staff for a further report. It had been recommended that 8621 Armstrong Avenue be sold to the Burnaby Chinese Alliance Church for an amount of \$28,000.00 subject to consolidation with the adjacent Church site and completion of various conditions. A letter from the Church subsequently appeared on the agenda for Council's consideration at their meeting of 1985 April 15.

2.0 CURRENT SITUATION

The Planning and Building Inspection Department sought comments from the Director Engineering and the Director Recreation and Cultural Services to determine whether they saw a need to retain the existing 20 foot lane allowance along the easterly boundary of the subject lot for either vehicular access purposes or public pedestrian access purposes (to the Cariboo Hill school and park sites to the north and to provide a lane outlet for the existing lane north of Armstrong Avenue which runs from the east and dead ends to the rear of the subject lot) (see attached sketch).

The Director Recreation and Cultural Services foresees no requirements to utilize the allowance for pedestrian or vehicular access to Cariboo Hill School Park.

The Director Engineering reports that the lane north of Armstrong Avenue running to the east has a number of bends which would make backing up difficult for some drivers and that a backup is required as there is no room to turn around. He has advised that a lane outlet (the lane along the easterly lot boundary) to Armstrong Avenue is not required but that provisions should be made for a lane turnaround at the rear of the subject lot.

The property is currently undeveloped, with the exception of a foot path that is presumably used for access to the school/park sites. The lane is undeveloped along the subject property's easterly boundary. A six inch watermain is located on the westerly portion of the lot. The westerly 33 feet of the existing lot is zoned P5 Community Institutional District with the remainder zoned R3 Residential District.

3.0

RECOMMENDED PROPERTY USE

Council, on 1978 June 26, gave Final Adoption to "Burnaby Road Closing By-law No. 6, 1978" By-law No. 7227 which, in effect, closed the westerly 46 feet of Coquitlam Street between Armstrong Avenue and the lane to the north for consolidation with the adjacent Church site which, at that time, was owned by the Ukrainian Greek Orthodox Parish of St. Peter and Paul. Council was apprised in an earlier report in 1976 of the need to retain the remaining 20 feet for possible future lane access, as well as for public pedestrian access. The Church, however, declined to proceed with the acquisition and consolidation.

Since that time, the Church property ownership has changed and the Municipality was contacted by the new owners, whereupon after negotiations were concluded, a new offer was made. This offer was presented in our aforementioned report to Council on 1985 April 01.

The Planning and Building Inspection Department has thoroughly reviewed the matter and would recommend that the 20 foot lane allowance be retained to protect future lane access, as well as public pedestrian access and that Council authorize the sale of the subject property to the Burnaby Chinese Alliance Church for \$28,000.00 subject to completion of the conditions outlined in Section 2.0 of Item 05, Municipal Manager's Report No. 25, 1985 April 01. Notwithstanding the comments of the Director Recreation and Cultural Services and the Director Engineering, it is our recommendation that the existing 20 foot lane allowance should be protected as a possible future lane outlet. Currently, the lane to the north has one access point from Armstrong Avenue and runs north and then west and dead ends at the subject property (for a distance of approximately 600 feet). If in the future within that lane allowance, the lane turnaround would become redundant, the entire lane would still have only one access to Armstrong Avenue and its length would have increased to 1,300 feet. A dead end lane of this distance is not desirable for traffic safety and emergency vehicular access reasons. Therefore, we feel it is in the public's best interest to preserve the existing 20 foot lane allowance for possible future lane purposes. Furthermore, it should be noted that the owners of the church site have negotiated in good faith the acquisition of the subject property for consolidation with their site, and we feel that the original intent to create the 46 foot lot for this purpose, while retaining the 20 foot lane allowance, should be maintained.

4.0 ALTERNATE PROPERTY USE

Should Council choose to not adopt the above recommendation, but instead wish to create a separate suitable residential lot for eventual sale by public tender, we would advise that the following conditions should be met:

- (a) dedication and construction of a turnaround at the end of the existing lane (to the rear of the subject property).
- (b) retention of a 10 foot walkway allowance to provide for public pedestrian access to the school and park sites due to the length of the block front with no alternate access points currently available in mid block. We would recommend that the existing 20 foot lane allowance on the east side of the lot be closed and a 10 foot walkway allowance be dedicated from the west side of the lot to provide for a suitable building area and to provide a separation between the P5 Community Institutional use and the residential use.
- (c) construction of a 5 foot concrete walk, together with lighting and grassing adjacent the length of subject property within the 10 foot walkway allowance.
- (d) replacement of the existing asphalt sidewalk with a 4 foot concrete sidewalk, curb and gutter to be built according to the Director Engineering's specifications (66 feet in length across the frontage of the site).
- (e) granting of a 10 foot easement along the length of the westerly portion of the lot to the Municipality to protect the existing six inch watermain. (This would leave a 46 foot unencumbered area for development.)
- (f) construction of any necessary services (i.e. water, storm and sanitary sewer connections) to the satisfaction of the Director Engineering.
- (g) preparation of all necessary road closing by-law plans and survey plans by the Engineering Department.
- (h) rezoning of the westerly portion (west 23 feet) of the lot from P5 Community Institutional District to R3 Residential District.

The Municipal Solicitor has provided the following estimated value of the lot as an unserviced site:

Estimated market value if fully serviced	\$64,000.00
<u>Less: Servicing Costs</u>	
Water Connection	\$ 400.00
Combined Sewer Connection	1,400.00
Sidewalk on Armstrong Ave.	3,500.00
Concrete Walkway along west side of lot	7,000.00
Lane Turnaround	4,600.00
Survey	1,000.00
Design	755.00
Real Estate Commission	<u>3,100.00</u>
Net Estimated Value as an Unserviced Lot	<u>\$21,755.00</u>
	\$42,245.00
	<u><u>Rounded to \$42,000.00</u></u>

ITEM	"SUPPL."	18
MANAGER'S REPORT NO.		31
COUNCIL MEETING	85/04/29	

160

It should be noted that if Council pursues this approach, it will be necessary that the lot be fully serviced (including completion of the lane closure, walkway dedication and lot consolidation) and rezoned before it is offered for sale by public tender. Furthermore, if the Church were the successful bidder on the lot, they may wish to reverse the walkway location to the easterly side of the lot to utilize the property for their church use. This would necessitate, on their part, construction of a new walkway to the same standard as above along the east side of the property, the granting of a further 10 foot easement, preparation of road closing by-law plans and survey plans, and initiation of a rezoning from R3 Residential District to P5 Community Institutional District.


5.0 LETTER FROM BURNABY CHINESE ALLIANCE CHURCH

The following is in response to the points raised in the Church's letter which appeared on the agenda of the 1985 April 15 Council meeting:

- (1) As outlined in Section 4.0 above, a 46 foot area would remain unencumbered for proposed residential development.
- (2) The existing lot is split zoned (P5 and R3). Should the Church wish to utilize all of it for parking, they must make application for rezoning and develop it in accordance with the Bylaw's standards.
- (3) We do not dispute the Church's statement.
- (4) We acknowledge the Church's expressed desire to expeditiously conclude the matter.

6.0 CONCLUSIONS

In our view, it is in the public interest to retain the 20 foot lane allowance for possible future lane and pedestrian purposes. Furthermore, it has been the intent since 1976 to create a 46 foot lot for sale and consolidation with the adjacent Church site and to retain the 20 foot lane allowance. This intent has formed the basis of the Municipality's past and present negotiations with the owners of the Church site. Therefore, it is our recommendation that Council proceed with the sale of the subject municipal property to the Burnaby Chinese Alliance Church as described above.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

CMM:ad
Att.
cc: Municipal Solicitor
Director Administrative & Community Services
Director Engineering
Director Finance
Director Recreation & Cultural Services

SIXTEENTH AVE. 4400

SIXTEENTH AVE. 4400

7609
7619
7629

PARK SITE

SCHOOL SITE

ELKS AVE. 4470

CAQUITLAM ST.

CHURCH SITE

ARMSTRONG AVE. 4502

ARMSTRONG AVE. 4502

TAYLOR PL. 4520

ENDERSBY ST. 7695

ENDERSBY ST. 7695

CUMBERLAND ST. 7665

TEENTH AVE. 4460

NTH AVE. 4480

ENTH AVE. 4500

161

ITEM "SUPPL." 18
MANAGER'S REPORT NO. 31
COUNCIL MEETING 85/04/29

LANE CONSTRUCTED

SUBJECT LOT

SCALE: 1:2000 M
1985 APRIL C.M.H.

