

RE: REZONING REFERENCE NO. 83/87  
SUBDIVISION REFERENCE NO. 140/87  
ROAD CLOSURE REFERENCE NO. 13/87  
PROPOSED SALE OF MUNICIPAL PROPERTY  
4601 KINGSWAY AND 4606 HAZEL STREET  
LOT 15, PLAN 8362, DL 153 AND LOT 21, BLK 5, PLAN 8362, DL 153  
PROPOSED HIGHWAY EXCHANGE

ITEM 17  
MANAGER'S REPORT NO. 77  
COUNCIL MEETING 87/12/14

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1987 DECEMBER 08

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #83/87  
SUBDIVISION REFERENCE #140/87  
ROAD CLOSURE REFERENCE #13/86  
PROPOSED SALE OF MUNICIPAL PROPERTY - LOT 15, PLAN 8362,  
D.L. 153 AND LOT 21, BLK.5, PLAN 8362, D.L. 153  
PROPOSED HIGHWAY EXCHANGE

RECOMMENDATIONS:

1. THAT Council authorize the sale of municipally-owned Lot 15, Plan 8362, D.L.153 and Lot 21, Blk. 5, Plan 8362, D.L. 153, subject to the conditions outlined in this report.
2. THAT Council authorize the introduction of a Highway Exchange Bylaw involving the closure of a lane allowance within the subject site in exchange for the dedications of a lane allowance north to Hazel Street and five feet along the Hazel Street frontage of the site for road allowance purposes, subject to the conditions outlined in this report.

R E P O R T

1.0 BACKGROUND

Council, on 1987 July 13, adopted the recommendation of Manager's Report No. 45, Supplementary Item No. 27 to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing. As outlined within Sections 4.2 and 4.3 of the report, details on the proposed municipal lot sale and the proposed highway exchange were to be the subject of a further report. Reports of the proposed lot sale and the proposed highway exchange were subsequently circulated to the various agencies and departments having an interest in these matters. The details are now available and are provided as follows.

2.0 CURRENT SITUATION

In connection with the proposed rezoning of the subject site (shown on the attached sketch), it is considered appropriate to offer Lots 15 and 21 for sale and to close and offer for sale the lane allowance within the site, subject to fulfillment of the following conditions by the developer:

RZ Ref.#83/87; SD Ref.#140/87;  
RC Ref.#13/86  
1987 December 08 . . . . 2

ITEM	17
MANAGER'S REPORT NO.	77
COUNCIL MEETING	87/12/14

(a) Dedication of a new lane allowance from Lot 15 north to Hazel Street.

(b) Dedication of five feet along the Hazel Street frontage of the site for road allowance purposes.

(c) Consolidation of Lots 15, 21 and the lane closure area with the proposed site.

(d) Payment of compensation to the Corporation in the amount of \$200,000.00 for Lots 15, 21 and the lane closure area. This value has been provided by the Legal Department and is outlined in their attached appraisal.

(e) Removal of existing overhead telephone and hydro utilities from the lane closure area and their replacement with an underground system in an alternate location.

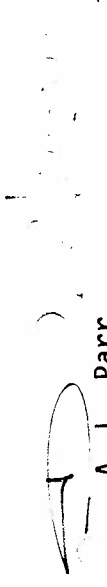
(f) Submission of all necessary Highway Exchange Bylaw plans and consolidation plans.

(g) Execution of all necessary documents involved with the lane closure and land transfers.

(h) Payment of all legal and survey costs.

(i) Completion of Rezoning Reference #83/87.

It should be noted that the proposed land sale and highway exchange will become prerequisite conditions of Rezoning Reference #83/87, and that the additional rezoning prerequisites will be outlined in a later report to Council.



A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

CMM/hr  
Atts.  
cc: Municipal Solicitor  
Director Engineering  
Director Finance

D.L. 153

LOT 2 PLAN 74451

LOT 21 BLK. 5 PLAN 8362

LOT 15 PLAN 8362

LANE ALLOWANCE

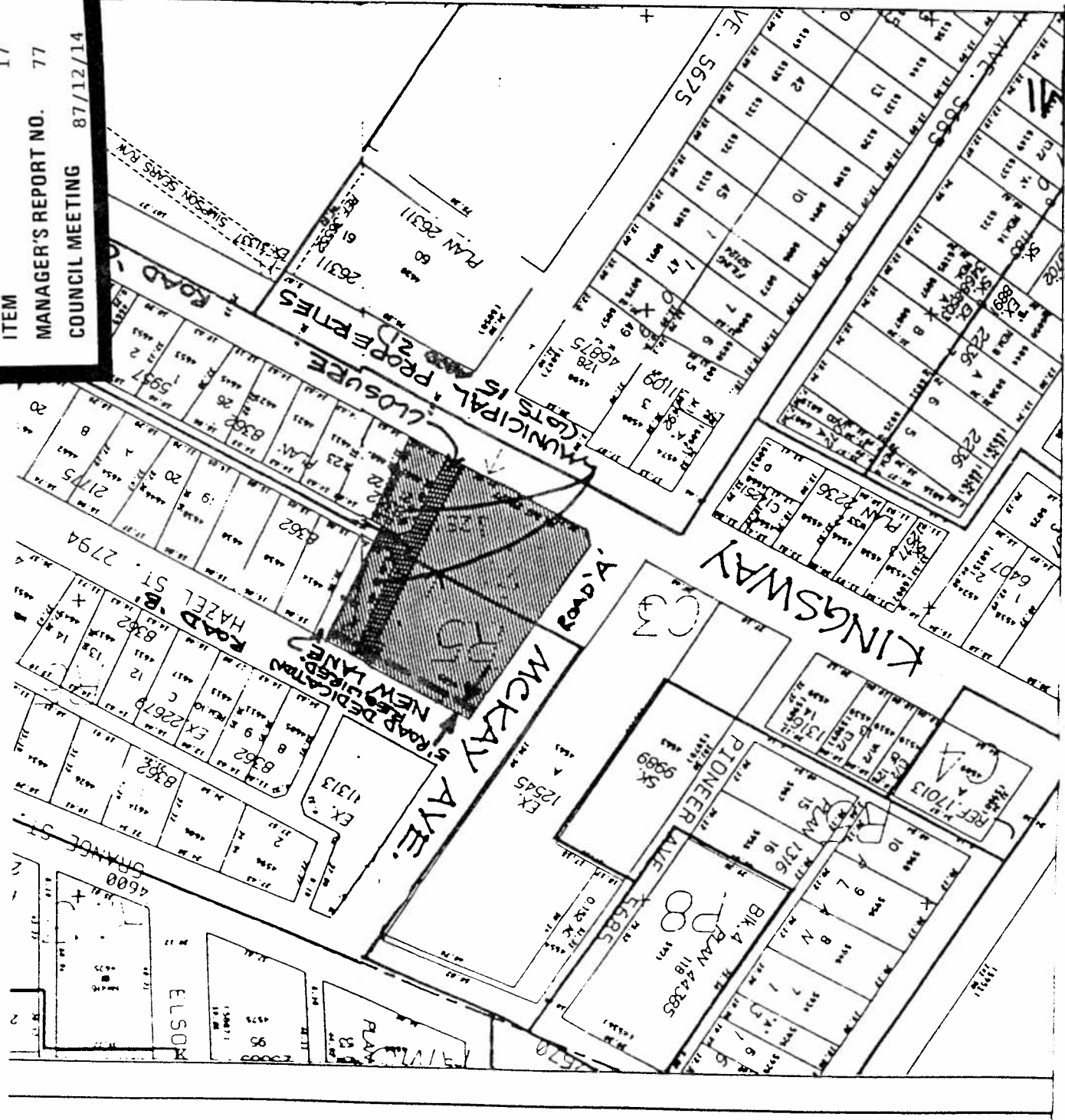
S.D. REF. # 140/87

X. REF. R.Z. REF. # 83/87

X. REF. R.C. REF. # 13/86

PROPOSED ZONING: CD  
(BASED ON C-3 GUIDELINES)

ITEM	17
MANAGER'S REPORT NO.	77
COUNCIL MEETING	87/12/14



NOTE: 1. SUBDIVISION SERVICING AGREEMENT REQUIRED.

2. MUNICIPAL LOTS 15 & 21 TO BE ACQUIRED BY DEVELOPER.

3. LANE CLOSURE AND LANE DEDICATION REQUIRED. ROAD DEDICATION REQUIRED.

4. METROTOWN PUBLIC OPEN SPACE AND METROTOWN GRADE-SEPARATED PEDESTRIAN LINKAGE CHARGES ARE REQUIRED.



SCALE: 1:2000 M

1987 OCT. C.M.M.

REVISED

ITEM 17  
MANAGER'S REPORT NO. 77  
COUNCIL MEETING 87/12/14

- 2 -

167

The abnormally high servicing costs of \$269,000 associated with the inclusion and development of the municipal lands reduces its market value from \$408,000 to around \$139,000.

We, therefore, recommend that the subject property be offered for sale for the sum of \$200,000 (\$14.70 per sq. ft.) with the proviso that all off-site servicing costs be absorbed by the developer as discussed above. The negotiated sum of \$200,000 and the sum of \$269,000 that the developer will incur in off-site servicing costs equate to \$34.48 per square foot.



Peter Devonshire  
Solicitor

FAE:bi

ITEM 17  
MANAGER'S REPORT NO. 77  
COUNCIL MEETING 87/12/14

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER OFFICE MEMORANDUM

**TO:** DIRECTOR PLANNING &  
BUILDING INSPECTION

**FROM:** SOLICITOR

**DATE:** NOVEMBER 12, 1987

**RE:** PROPOSED SALE - 4601 KINGSWAY AND 4606 HAZEL STREET  
LOTS 21 AND 15 OF BLOCK 5, D.L. 153, PLAN 8362  
AND LANE ALLOWANCE  
KAMBRO DEVELOPMENT CORP.

=====  
Background

As a pre-condition of granting a rezoning of the north east corner of Kingsway and McKay (4569 Kingsway) the developer has to acquire the municipal lands and lane allowances described above for consolidation with 4569 Kingsway. Existing services are conveniently situated within the lane allowance between Kingsway and Hazel. The offsite costs associated with the relocation of these services for a distance of 45.117 m west on Kingsway, 73 m north on McKay and 55 m east on Hazel plus the relocation and construction of approximately 40 m of lane would not be a cost to the developer had he been allowed to develop the 0.3188 ha site without the consolidation of the municipal lands and lane allowances.

The estimated cost of this work is \$269,000.

Negotiations

The area of both municipal lots is approximately 11,232 sq. ft. plus the lane allowance. The net area for consolidation will be approximately 13,600 sq. ft. Commercial sites within the influence of Metrotown with Kingsway frontage are selling for around \$30.00 per sq. ft. This would indicate a market value of around \$408,000.

We have negotiated an offer to purchase the subject lots and lane allowances for the sum of \$200,000. The developer will absorb all the costs associated with the relocation of site services at a cost estimated at \$269,000. As this work is of most benefit to the future development of the block between Kingsway and Hazel and between McKay and Sussex, the value received for the municipal property is closer to \$469,000 (\$34.48 per sq. ft.).

