

ITEM  
MANAGER'S REPORT NO. 16  
44  
COUNCIL MEETING 87/06/29

RE: PROPOSED SALE OF MUNICIPAL PROPERTY  
FOR RM4 COMPREHENSIVE DEVELOPMENT  
7409 HALIFAX STREET  
LOT 435, D.L.'S 135 AND 138, GROUP 1, PLAN 54890, NWD  
COMMUNITY PLAN SEVEN

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1987 JUNE 24

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: PROPOSED SALE OF MUNICIPAL PROPERTY FOR  
RM4 COMPREHENSIVE DEVELOPMENT  
7409 HALIFAX STREET  
LOT 435, D.L.'S 135 & 138, GROUP 1, PLAN 54890, NWD  
COMMUNITY PLAN SEVEN

-----

RECOMMENDATIONS:

1. THAT Community Plan Seven be adjusted to designate the subject site at 7409 Halifax Street for Comprehensive Development based on RM4 guidelines at a density of 80 units per acre.
2. THAT a rezoning be prepared and advanced to First Reading on 1987 July 27 and to a Public Hearing on 1987 August 25.
3. THAT the Municipal Solicitor be authorized to offer the subject municipally-owned property at 7409 Halifax Street for sale by public tender for RM4 comprehensive development at an upset price of \$2.124 million, following completion of its rezoning.

REPORT

1.0 BACKGROUND:

The subject parcel at 7409 Halifax Street has an area of approximately 0.927 ha (2.29 acres) and is designated as a Municipal development site in the adopted Community Plan Seven (see attached sketches). The Plan suggested that Municipal options for future use be kept open, with possible options being for senior citizens apartments, community services, recreational or institutional use. It was intended that the form of proposed development would include a high-rise tower.

2.0 PROPOSED COMMUNITY PLAN ADJUSTMENT:

Having conducted a review of potential uses of the site, municipal staff have concluded that there does not appear to be any foreseeable requirement for institutional or community services development of the subject site. Based on a review of the Community Plan and surrounding development, we would therefore recommend that the adopted Plan be adjusted to designate the subject site for comprehensive development based on RM4 guidelines at a density of 80 units per acre. Enquiries have been received expressing interest in the purchase of the property for such development.

|                      |          |
|----------------------|----------|
| ITEM                 | 16       |
| MANAGER'S REPORT NO. | 44       |
| COUNCIL MEETING      | 87/06/29 |

3.0 PROPOSED REZONING:

It is recommended that the subject property be sold by public tender for high-rise residential development as noted above. In order to facilitate this, it is recommended that the site first be rezoned to establish community plan guidelines for its redevelopment as outlined below.

136

- Current Zoning: A2 Small Holdings District
- Proposed Zoning: CD Comprehensive Development District based on RM4 and Community Plan Seven guidelines
- Site Area: 0.927 ha (2.29 acres)
- Maximum Floor Area Ratio: 1.7 (with full underground parking)
- Maximum Net Density: 80 units per acre

These guidelines would result in development, for example, of two apartment towers 10 and 14 storeys in height. The developer of the site would pursue an amendment rezoning to amended CD Comprehensive Development District to accommodate the specific development proposed.

4.0 PROPOSED SALE:

It is recommended that the Municipal Solicitor be authorized to advertise the subject property for sale by public tender on the basis outlined below, following completion of the rezoning discussed above.

Parcel Size: 0.927 ha (2.29 acres)

Zoning: The site is to be rezoned to CD Comprehensive Development District (based on RM4 guidelines) prior to being offered for sale. This rezoning will establish community plan guidelines for the site, including a maximum Floor Area Ratio of 1.7 with full underground parking, and a maximum net density of approximately 80 units per acre. No restrictions regarding tenancy are proposed, and condominium, rental, co-operative, or seniors developments would all be acceptable. The applicant will pursue an amendment rezoning to Amended CD Comprehensive Development District to accommodate his specific development.

Servicing: The site is serviced. The developer will be responsible for water service connection, driveway crossing, B.C. Hydro and B.C. Telephone services.

Development Cost Charges: The applicable Neighbourhood Parkland Acquisition Charge is currently \$1,264.00 per unit and would be payable by the developer prior to completion of his amendment rezoning.

Upset Price: The Legal and Lands Department has recommended an upset price of \$2.124 million, which represents a value of \$21.29 per square foot.

Submissions:

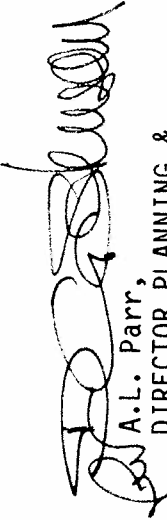
The following should be included:

- a) A proposed purchase price for the land.
- b) Preliminary development statistics.
- c) Proposed construction schedule.

PROPOSED SALE OF MUNICIPAL PROPERTY FOR RM4 DEVELOPMENT  
7409 HALIFAX STREET  
1987 JUNE 24 . . . . . PAGE 3

|                      |          |
|----------------------|----------|
| ITEM                 | 16       |
| MANAGER'S REPORT NO. | 44       |
| COUNCIL MEETING      | 87/06/29 |

- d) Identification of the project team including development company and architect.
  - e) Proof of financial ability to undertake the proposed development.
- A further report will be submitted to Council following advertising and receipt of responses.

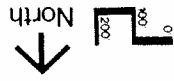


A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

RR/js  
Attachments  
cc: Director Engineering  
Director Administrative & Community Services  
Director Finance  
Municipal Solicitor

# COMMUNITY PLAN SEVEN

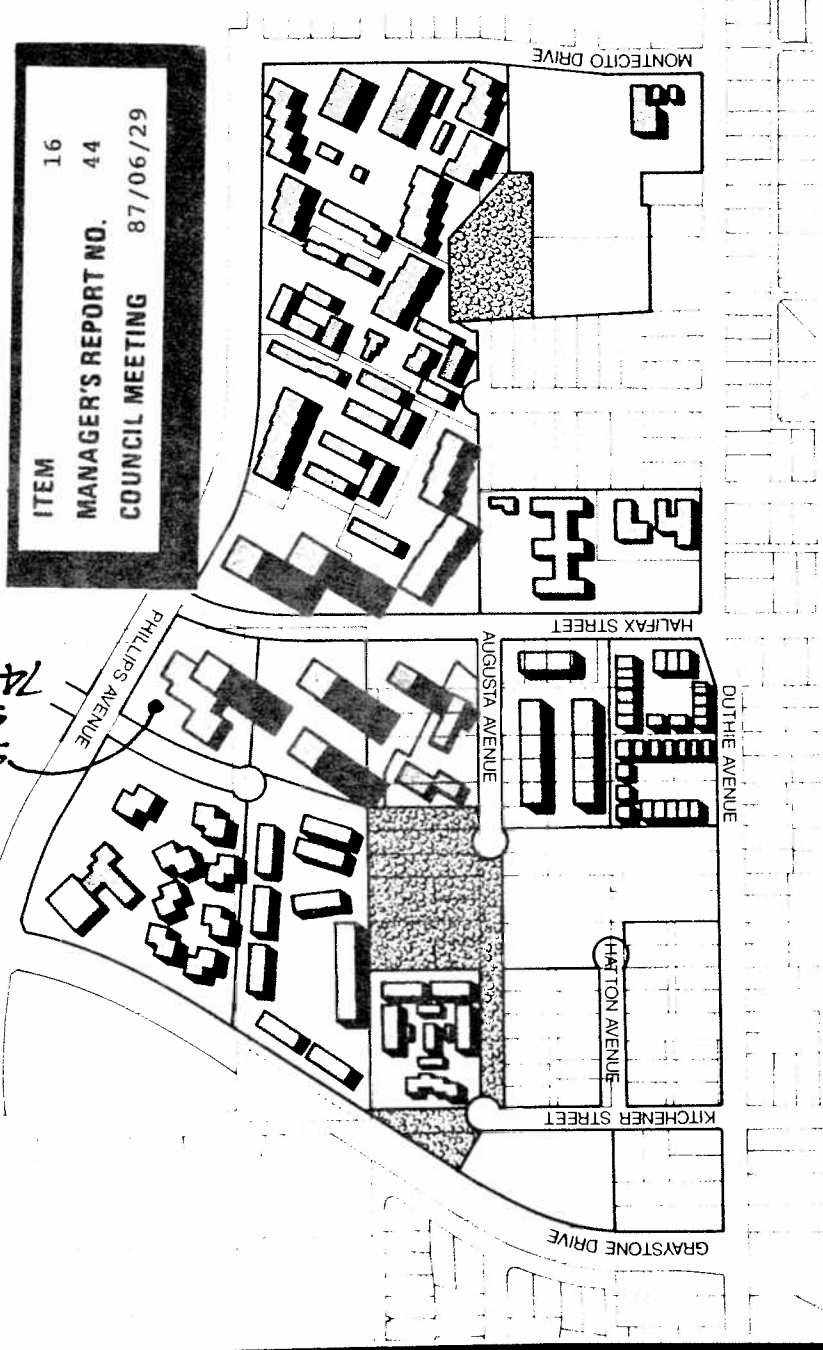
PROPOSED DEVELOPMENT



138

ITEM  
 MANAGER'S REPORT NO. 44  
 COUNCIL MEETING 87/06/29

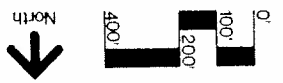
SUBJECT SITE  
 7409 HALIFAX



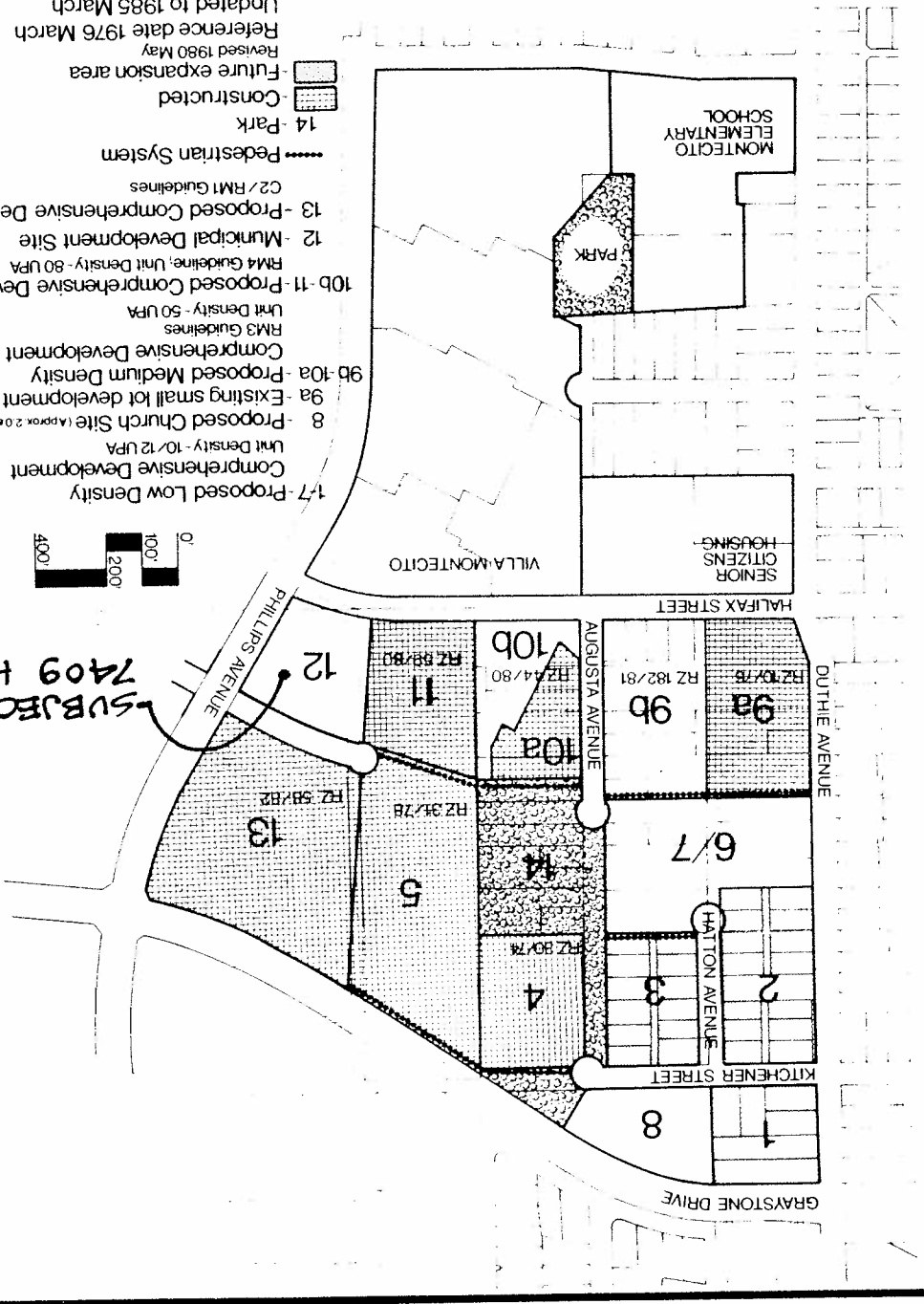
# COMMUNITY PLAN SEVEN

Updated to 1985 March  
 Reference date 1976 March  
 Revised 1980 May

- 17 - Proposed Low Density Comprehensive Development Unit Density - 10/12 UPA
- 8 - Proposed Church Site (Approx 2.0 acres) Unit Density - 10/12 UPA
- 9a - Existing small lot development
- 9b-10a - Proposed Medium Density Comprehensive Development RM4 guidelines Unit Density - 80 UPA
- 10b-11 - Proposed Comprehensive Development RM4 guidelines Unit Density - 50 UPA
- 12 - Municipal Development Site
- 13 - Proposed Comprehensive Development C2/RM1 Guidelines
- 14 - Park
- Future expansion area
- Constructed
- Pedestrian System



SUBJECT SITE  
 7409 HALIFAX



SKETCH 1  
 ADOPTED COMMUNITY PLAN



