

Re: PROPOSED LEASE OF MUNICIPAL LAND AT
6381 LAUREL AVENUE FOR INDUSTRIAL USE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1986 DECEMBER 12
FROM: DIRECTOR PLANNING & BUILDING INSPECTION 15.401.1

SUBJECT: PROPOSED LEASE OF MUNICIPAL LAND AT
6381 LAUREL AVENUE FOR INDUSTRIAL USE
(Refer attached sketches)

RECOMMENDATION:

1. THAT the Municipal Solicitor be authorized to advertise a municipal lot at 6381 Laurel Avenue for lease under the terms outlined in this report.

REPORT

1.0 SUMMARY:

The purpose of this report is to obtain authority from Council to lease a vacant parcel of industrial land proximate to the Burnaby Lake Sports Complex. The site is zoned M2 General Industrial District and this report recommends that the land be offered for lease for a five year term. A further report will be submitted to Council once any offers to lease have been received.

2.0 REASONS FOR THE PROPOSED LEASE:

The subject site is situated on the north-west corner of Ardingley Avenue and Laurel Street and is presently vacant although it appears to be used for parking by employees of the adjacent industries.

The site falls within the adopted "Burnaby Lake Sports Complex Development Plan Concept" area and is proposed as part of the site for a major sports facility in that plan. The large block in which this lot lies is developed with industrial uses, while the lands to the south across Laurel and to the east across Ardingley are primarily developed with single and two family residential use.

Use of the site for the sports complex development is not anticipated within the next five years. In light of the important location of the site and the large amount of Municipal holdings to the south and east it is not appropriate to enter into a long term lease until the future of the municipal redevelopment sites is established.

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6381 LAUREL AVENUE FOR INDUSTRIAL USE
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A written request has been submitted from a business presently located in the area who expressed an interest in the site for an equipment storage yard, which is a permitted use.

Any development on the site would be required to meet the zoning standards and Preliminary Plan Approval would be required.

3.0 MARKET VALUE OF A LEASE:

The Municipal Solicitor advised on 1986 December 10 that the current estimated market value of the lot is \$152,500.00 and the anticipated lease value would be \$635.00 per month, plus taxes.

BR/js

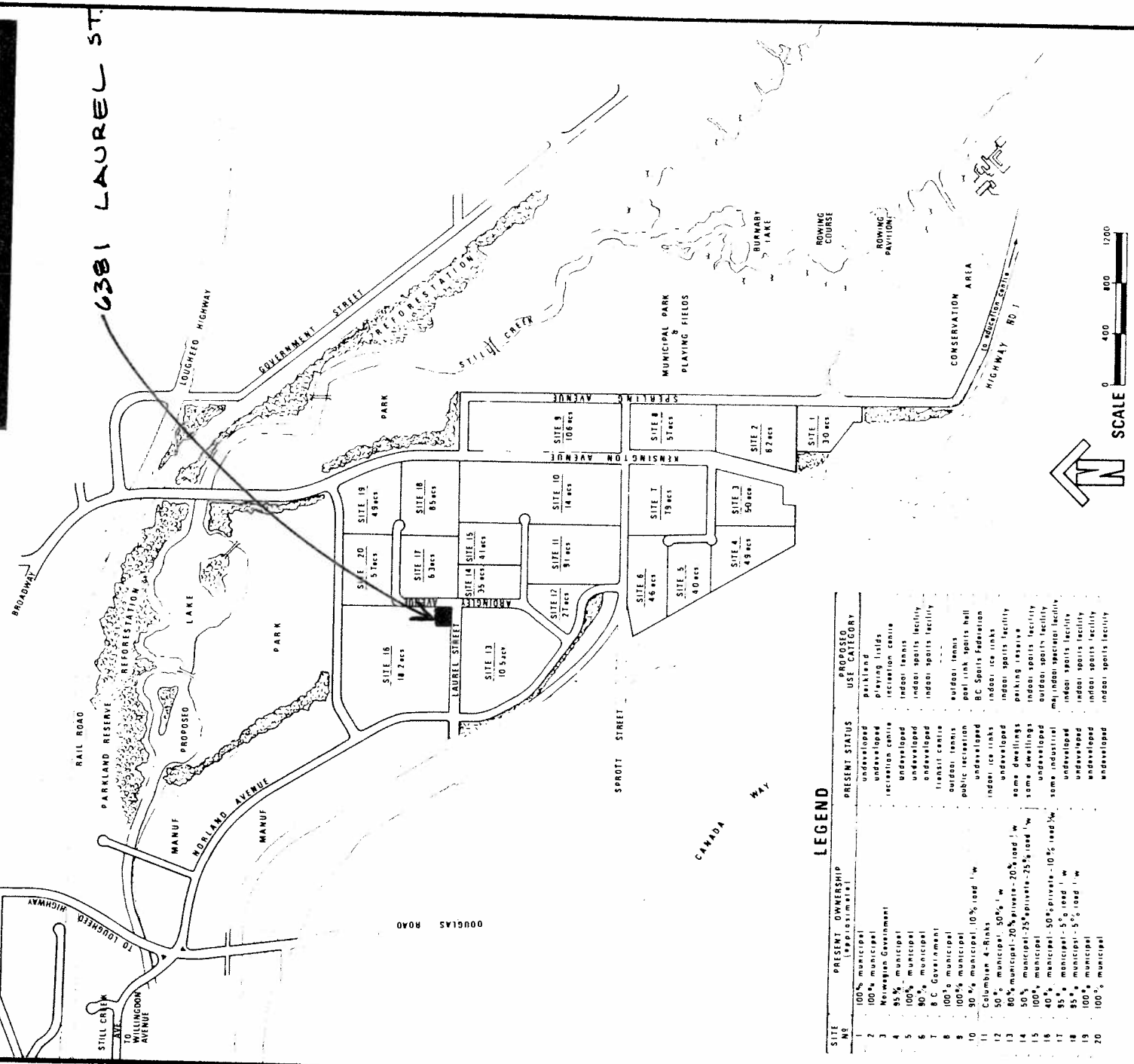
Attach.

cc: Legal Department
Director Finance



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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 COUNCIL MEETING 1987/01/05



LEGEND

SITE No	PRESENT OWNERSHIP (approximate)	PRESENT STATUS	PROPOSED USE CATEGORY
1	100% municipal	undeveloped	parking
2	100% municipal	undeveloped	parking, trails
3	Metropolitan Government	undeveloped	recreation centre
4	95% municipal	undeveloped	recreation centre
5	100% municipal	undeveloped	indoor tennis facility
6	90% municipal	undeveloped	indoor sports facility
7	8 C Government	undeveloped	indoor sports facility
8	100% municipal	transit centre	outdoor tennis
9	100% municipal	public recreation	outdoor tennis
10	90% municipal, 10% lease 1w	undeveloped	pool, link sports hall
11	Columbia 4-Rinks	undeveloped	BC Sports Federation
12	50% municipal, 50% 1w	indoor ice rinks	indoor sports facility
13	80% municipal, 20% private - 20% lease 1w	undeveloped	indoor ice rinks
14	50% municipal, 25% private - 25% lease 1w	some dwellings	parking, reserve
15	100% municipal	some dwellings	outdoor sports facility
16	40% municipal - 50% private - 10% lease 1w	some industrial	outdoor sports facility
17	95% municipal - 5% lease 1w	undeveloped	major indoor sports facility
18	95% municipal - 5% lease 1w	undeveloped	indoor sports facility
19	100% municipal	undeveloped	indoor sports facility
20	100% municipal	undeveloped	indoor sports facility

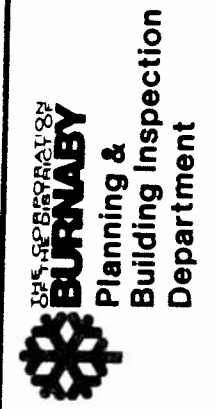
PROPOSED LAND USE AND SUBDIVISIONS

FIGURE 8

Date
 1986 DECEMBER

Scale

Drawn By



BURNABY LAKE SPORTS COMPLEX
 DEVELOPMENT PLAN CONCEPT SKETCH 1

54396

55485

83

3196

CLUNY AVE. 6440

REM. 1
6229

Blk. F
4 1 4 7

6335

DARNLEY ST. 1740

M3A
REM. 1
PLAN 4147

PLAN 64723

1598

PLAN 4147

Blk. E

EX. PLAN
11122

REM. A
6334

PLAN 42969

38 E

Blk. G

SI/2
6381

SI/20F7
6387

SI/20F7
6337

LAUREL ST. 1790

NORLAND AVE. 1560

6170	6148	6168	6188	6212	6238	6262	6288	6318	6338	6358	12	345
PLAN 1885	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	10	345
PLAN 1885	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	10	345
PLAN 1885	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	10	345

6119	6139	6159	6179	6219	6259	6261	6289	6309	6389	6389	16	345
PLAN 1885	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	16	345
PLAN 1885	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	16	345
PLAN 1885	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	16	345

FULWELL ST. 1840

6186	6138	6178	6206	6238	6268	6298	6332	6358	6382	6402	11	352
PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	11	352
PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	11	352
PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	11	352

6159	6207	6259	6289	6311	6337	6361	6387	6413	6439	6465	12	357
PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	12	357
PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	12	357
PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	12	357

76

HARDWICK ST. 1870

6198	6238	6298	6318	6338	6358	6388	6418	6448	6478	6508	12	357
PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	12	357
PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	12	357
PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	PLAN 29553	12	357

Date

1986 DECEMBER

Scale

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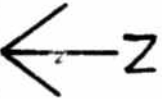
Drawn By



City of Burnaby
Planning & Building Inspection
Department

PROPOSED FOR LEASE: 6381 LAUREL ST

SKETCH 2



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112

ARDINGLEY AVE. 6505

HYDE ST

3300

3400

PLAN 11985

REM. A

PLAN 1563

PLAN 1515

PLAN 43