

RE: LETTER FROM MS. CHERRY KROGSTAD WHICH APPEARED ON THE AGENDA FOR THE  
FEBRUARY 16TH MEETING OF COUNCIL (2 A)  
PROPOSED PURCHASE OF MUNICIPAL PROPERTY 7731/41 EDMONDS STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1987 FEBRUARY 25  
FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION  
SUBJECT: PROPOSED PURCHASE OF MUNICIPAL PROPERTY  
7731/41 EDMONDS STREET

-----  
RECOMMENDATION:

1. THAT a copy of this report be sent to Ms. Cherry Krogstad.

REPORT

1.0 BACKGROUND:

- 1.1 On 1986 September 22 Council considered an application to rezone the property located at 6869 Canada Way from the C6 Gasoline Service Station District to the C7 Drive-In Restaurant District for the purpose of permitting the construction of a drive-thru restaurant (MacDonald's) on the subject site (RZ#94/86). At that time, Council adopted the following recommendation:

"THAT Council not give favourable consideration to the subject rezoning request, but authorize staff to work with the applicant to determine an appropriate location for the drive-thru restaurant."

- 1.2 On 1987 February 23, Ms. Cherry Krogstad appeared before Council as a Delegation for MacDonald's Restaurants Ltd. Ms. Krogstad requested that MacDonald's Restaurants Ltd. be allowed to submit a proposal to purchase the municipally-owned properties located at 7731/41 Edmonds Street and/or be given a direction in this regard (refer to attached sketch). This report arises out of this proposal and a motion from Council for staff to provide a report on the subject proposal and the position of the Planning & Building Inspection Department.

2.0 GENERAL DISCUSSION:

- 2.1 The rezoning report submitted by this Department regarding RZ#94/86 indicated the importance of municipal support to the need to strengthen the Edmonds Street commercial strip, and that a site along this Edmonds Street frontage is considered to be a more appropriate location for this type of development.

Subsequent to this report the Planning & Building Inspection Department has had preliminary discussions, of which Council has been informed, with B.C. Transit regarding the possibility of extending the SkyTrain to Coquitlam. One of the two route options put forward by B.C. Transit involves a SkyTrain extension along the Edmonds corridor leading northeast towards the Loughheed Town Centre. Further study is required and will be pursued on the proposed possible route options.

- 2.2 Ms. Krogstad contacted this Department in November 1986 regarding a proposal to purchase the municipally-owned property at 7731/41 Edmonds Street for the purpose of developing a MacDonald's Drive-In Restaurant at this location. At that time this Department did not enter into discussions on the subject development proposal, but rather addressed the fundamental issue of the sale of municipal property.

123

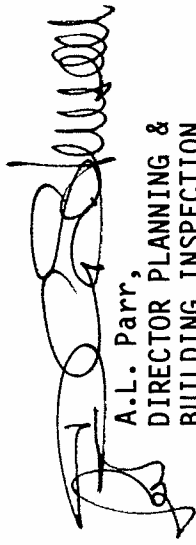
After considerable examination of this matter, the Planning & Building Inspection Department concluded that the properties at 7731 and 7741 Edmonds Street should continue to be retained in Municipal ownership. As was previously discussed with Ms. Krogstad, both the possible SkyTrain route and the SkyTrain alignment and station locations will not be determined until further studies are pursued and completed, and any municipally-owned property within the Edmonds corridor should be retained to protect possible alignment and station options. The subject properties even on a preliminary basis, in light of its proximity to the major Canada Way/Edmonds Street intersection, could be considered key holdings with respect to the possible Edmonds Skytrain alignment option. Consequently, this Department considers the possible sale of the municipal property at 7731 and 7741 Edmonds Street to be premature at this time and could not recommend their sale.

- 2.3 For information, Council is also advised that should the subject properties be made available for purchase, the Municipality would be required to offer the properties by Public Tender and meet all the usual legal requirements regarding the sale of municipal land.

3.0 CONCLUSION:

- 3.1 It is concluded that the properties at 7731 and 7741 Edmonds Street should be retained in municipal ownership in consideration of a possible SkyTrain extension along the Edmonds corridor and the need to protect possible alignment and station options along Edmonds Street. Unless otherwise directed by Council, staff will continue to so respond to any enquiries to purchase these municipally-owned properties.

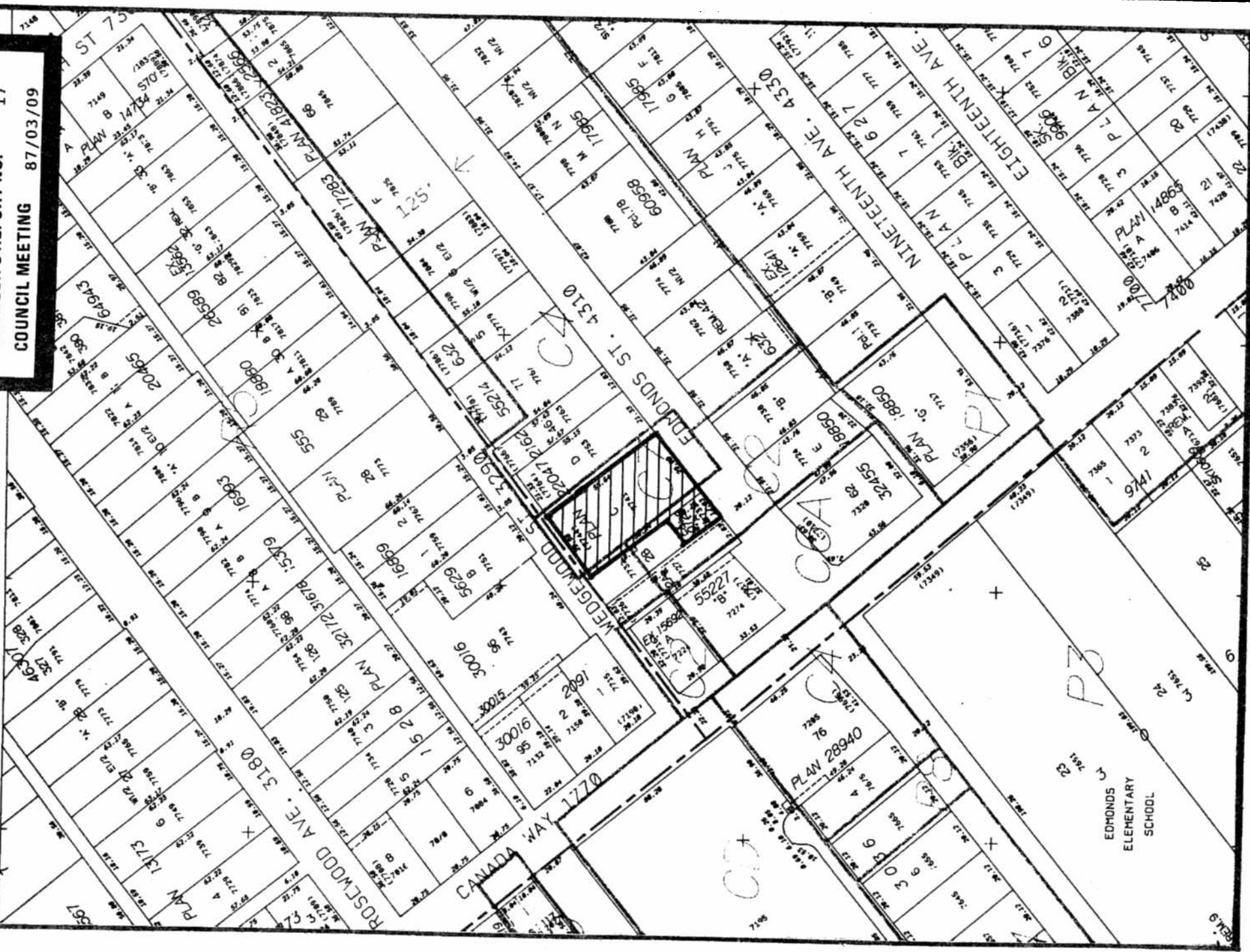
This is for the information of Council.

  
A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BW/js

ITEM 7  
 MANAGER'S REPORT NO. 17  
 COUNCIL MEETING 87/03/09

SEE FACET H-12



Planning &  
 Building Inspection  
 Department



Subject Site

Date

1987 March

Scale

1:2000

Drawn By

124

