

RE: SALE OF MUNICIPAL PROPERTY LOCATED AT 7101 TENTH AVENUE
A PORTION OF 7870 EIGHTEENTH STREET AND
A PORTION OF 7100 ELEVENTH AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1988 APRIL 18

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: MUNICIPAL PROPERTY LOCATED AT 7101 TENTH AVENUE
A PORTION OF 7870 EIGHTEENTH STREET AND
A PORTION OF 7110 ELEVENTH AVENUE

1.0 RECOMMENDATION:

1. THAT Council authorize the sale of the subject properties (a portion of Lot 86, D. L. 53, Block 3, Plan 42698, NWD, a portion of Lot A, D. L. 53, Block 3, Plan 3037, NWD and Lot G, D. L. 53, Plan 3037, NWD) in accordance with the terms outlined in Section 5.0 of this report.
2. THAT Council establish a minimum bid upset price of \$5.50 per square foot for the property.

2.0 SUMMARY:

The subject properties (refer to attached sketch) are proposed to be tendered for sale in response to recent interest that has been expressed in utilizing the site for institutional purposes. The land is presently zoned R5 Residential District and would require rezoning to the P1 Neighbourhood Institutional District in order to accommodate the proposed church facility.

REPORT

3.0 BACKGROUND INFORMATION:

- 3.1 The subject site is owned by the Municipality and consists of three legal parcels, of which the properties at 7110 Eleventh Avenue and 7101 Tenth Avenue are not required for Municipal purposes and are potentially available for sale for private development. The Municipality also owns the lot located at 7870 Eighteenth Street, which is a 4.88 m by 160.93 m lot extending between Seventeenth and Eighteenth Streets between Tenth and Eleventh Avenues. This lot has been reserved for the future construction of a lane to provide access to the abutting residential properties.

Interest has recently been expressed in acquiring the Municipal properties at 7101 Tenth Avenue, a portion of 7110 Eleventh Avenue and a portion of 7870 Eighteenth Street in order to consolidate these properties with the private property at 7105 Tenth Avenue and develop a locally oriented church on the site.

3.2 On 1971 November 15, the Director Planning & Building Inspection recommended that the property located at 7110 Eleventh Avenue be rezoned to P7 Special Institutional District for the purpose of establishing a rehabilitation centre. At that time Council supported the recommendation of the Director Planning & Building Inspection. The rezoning (R.Z. #76/71) was given Third Reading on 1972 May 01, but was later abandoned due to financial difficulties being experienced by the applicant for that rezoning.

4.0 SITE OBSERVATIONS:

The subject site is currently in a natural state with no improvements on the properties. The site has a total gross area of 2,617.4m² (28,174.3 sq.ft.) and slopes gently toward Tenth Avenue. Across Eleventh Avenue to the northwest, there is a large warehouse/trucking operation occupied by Empress Foods, while older single-family dwellings in relatively good condition are located in a southerly direction in New Westminster and in an easterly direction along Tenth and Eleventh Avenues. A property owned by B. C. Telephone Ltd. is located across Eighteenth Street to the west. This property is occupied by a small office building, with most of the property adjacent to the subject site utilized as a parking lot. Vehicular access to the site is available from Eleventh Avenue and Eighteenth Street, both of which are constructed to an interim standard.

5.0 GENERAL DISCUSSION:

5.1 In order to facilitate the proposed development, it would be necessary to rezone to the P1 Neighbourhood Institutional District. In light of the location of the site on the periphery of a residential area and the potential for the proposed church to operate in a manner which is compatible with the adjacent industrial and residential uses, as well as the service that would be provided for this area of Burnaby, the Planning & Building Inspection Department would consider it appropriate to rezone the subject site to the P1 District, subject to a successful bid on the three properties and the consolidation recommended in Section 5.2.

5.2 In order to preclude the possibility of isolating single-family dwellings between Tenth Avenue, which is a major vehicular thoroughfare and is classified as a Primary Arterial in the Burnaby Conceptual Transportation Plan, and an institutional use along Eleventh Avenue, the Planning and Building Inspection Department has recommended that any institutional development on the property located at 7110 Eleventh Avenue involve a development through to Tenth Avenue, including the municipal property at 7101 Tenth Avenue and the private property at 7105 Tenth Avenue. A development through to Tenth Avenue is considered by this Department to provide an acceptable site development pattern in consideration of the abutting R5 District properties and the lot depth necessary for an institutional development. Through this approach, a comprehensive development can be undertaken on the site, thus allowing a compatible interface between the abutting R5 zoned residential lots and the proposed institutional use.

- 5.3 As was previously noted, the development of a locally oriented church would require rezoning the site to the P1 Neighbourhood Institutional District. The development of such a church on the subject site would not present any problems with regards to compatibility with the adjacent industrial uses due largely to the differences in general operating times between the institutional and industrial uses. The proposed church facility would also be compatible with the adjacent residential use, provided that sufficient buffering and screening is supplied along the northeasterly property line of the proposed consolidated site, which would need to be indicated on the suitable plan of development submitted prior to Final Adoption of the rezoning.
- 5.4 The consolidation of the development site into one legal parcel would include the municipality retaining certain portions of the site for future road widening purposes, including a dedication along Tenth Avenue and a dedication along the proposed northeasterly boundary of the subject portion of 7110 Eleventh Avenue in order to permit the future construction of the lane from 7870 Eighteenth Street through to Eleventh Avenue. The Municipal lands necessary to be retained would result in a net site area of 2,469.8 m² (26,585.5 sq.ft.) (to be confirmed by legal survey) to be made available for sale by the Municipality.
- 5.5 The following procedure is recommended for processing the sale of the subject property and the rezoning application:
1. Upon Council adoption of the recommendations contained in this report, the Planning & Building Inspection Department would entertain a rezoning application to rezone the aforementioned overall development site from R5 Residential District to P1 Neighbourhood Institutional District. This rezoning application would be forwarded to Council along with the next regular rezoning series.
 2. If the rezoning bylaw were to be given Second Reading by Council, the Municipal properties would then be made available for purchase by public posting. The posting would specifically state that the sale of the property is predicated upon the proposed site being created and rezoned to the P1 Neighbourhood Institutional District.
 3. When a successful bidder has been determined, the purchaser would then be in a position to complete the prerequisite conditions for the rezoning of the site, including such requirements as the deposit of sufficient monies to cover the costs of all services necessary to serve the site, the depositing of the necessary subdivision plan and the submission of a suitable plan of development.
 4. Upon the successful bidder completely satisfying all the prerequisite conditions of rezoning, the rezoning bylaw would be brought forward for Final Adoption and documentation of the sale of the properties would then be completed.
 - 5.6 The Municipal Solicitor has undertaken an evaluation of the subject properties and has recommended a minimum value of \$5.50 per square foot be established as an upset price. This price is based upon the purchaser being responsible for the completion of all necessary services, including the upgrading of Eleventh Avenue and Eighteenth Street and construction of the proposed lane. Based on the estimated area of 26,585.5 square feet of Municipal properties included in the net site, this would establish \$146,220.25 as the minimum purchase price for the site.

7101 TENTH AVENUE,
PTN. OF 7870 EIGHTEENTH STREET
AND PTN. OF 7110 EEVENTH AVENUE
1988 APRIL 18

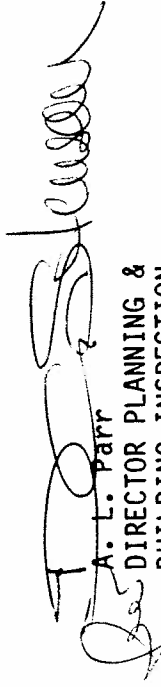
- 4 -

ITEM	8
MANAGER'S REPORT NO.	32
COUNCIL MEETING	88/05/02

6.0 CONCLUSION:

The Planning and Building Inspection Department would recommend that the subject properties be offered for sale after the rezoning amendment bylaw for the subject site received Second Reading, subject to consolidation with the property located at 7105 Tenth Avenue and the completion of the rezoning of the properties to the P1 District. A further report will be submitted to Council for consideration of the bids received upon the rezoning amendment bylaw receiving Second Reading.

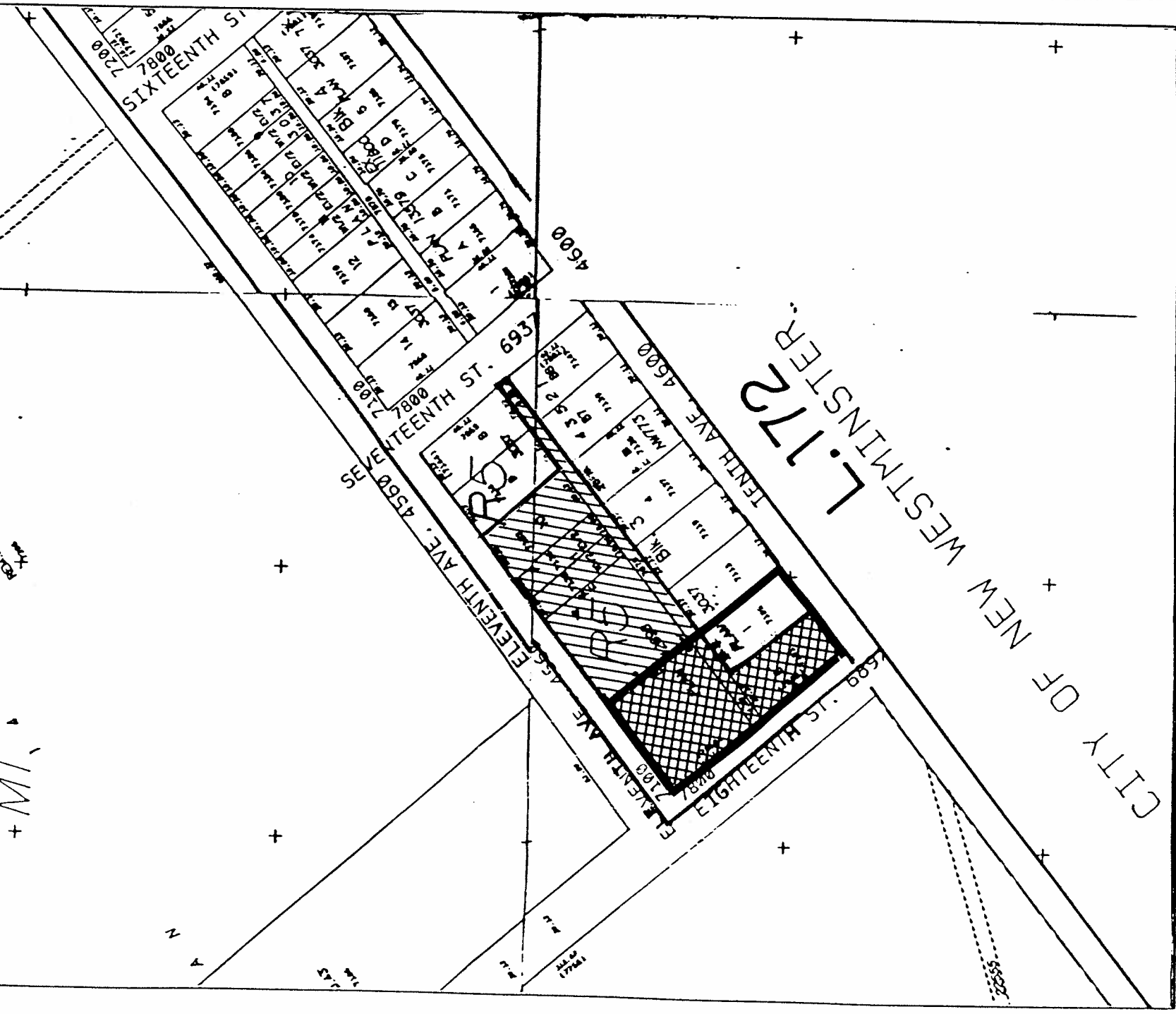
115


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

BW:sj
Attachment

ITEM 8
 MANAGER'S REPORT NO. 32
 COUNCIL MEETING 88/05/02

+M1, 1, 2, 0



Planning & Building Inspection Department



Municipal Properties



Subject Municipal Properties



Development Site

Date: 1988 April

Scale: 1:2000

Drawn By:

