

RE: LEASE OF CARIBOO HEIGHTS GROUP  
HOUSING SITES 7C AND 7E

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1989 DECEMBER 06

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 03.613  
X-Ref. 15.711.1

SUBJECT: LEASE OF CARIBOO HEIGHTS GROUP HOUSING SITES 7C and 7E  
LOT 2, D.L. 13, GRP. 1, PLAN 81254  
LOT 5, D.L. 13, GRP. 1, PLAN 81254

PURPOSE: To report to Council on the bids received for the lease of Cariboo Heights group housing sites 7c and 7e.

RECOMMENDATION:

1. THAT the bids received for the lease of Cariboo Heights group housing sites 7c and 7e from Viam Properties Ltd. be accepted, as outlined in this report.

REPORT

1.0 BACKGROUND

At its meeting of 1989 September 11 (Manager's Report No. 57, Item 3 In Camera), Council authorized the Municipal Solicitor to offer Phase I Cariboo Heights group housing sites 7c and 7e (Attachment A) by public tender on the basis of a 61-year prepaid lease.

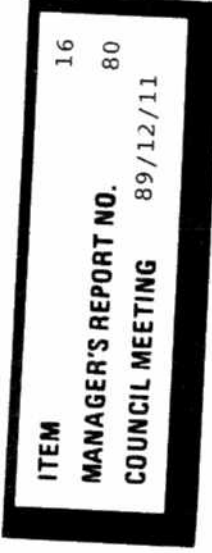
The lease guidelines (Attachment B) set minimum acceptable bids of \$2,650,000 (\$53,000 per unit) for Site 7c and \$3,286,000 (\$53,000 per unit) for Site 7e.

In accordance with Council instructions, the subject property was advertised in the Vancouver Sun and Province on weekends from 1989 September 29 to October 25. Bids closed on 1989 November 30.

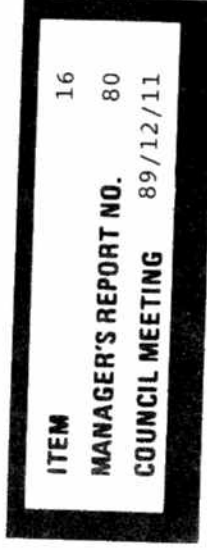
2.0 BIDS RECEIVED

One bid was received for each property. Both offers were from Viam Properties Ltd. of 1551 Columbia Street, North Vancouver, B.C.

The bids submitted by Viam Properties Ltd. for each site are as follows:



Lease of Cariboo Heights  
Group Housing Sites 7c and 7e  
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Site 7c: Lot 2, D.L. 13, Plan 81254

Residential development: 50 units  
Retail development: 5,000 square feet  
Amount of bid: \$2,828,888 (\$56,578 per unit)  
Certified cheque received: \$154,000

Site 7e: Lot 5, D.L. 13, Plan 81254

Residential development: 62 units  
Retail development: 5,000 square feet  
Amount of bid: \$3,508,888 (\$56,595 per unit)  
Certified cheque received: \$192,000

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### 3.0 BID REVIEW

The Cariboo Community Plan Group Housing Guidelines of 1989 September 26 (Attachment C) formed part of the bid package and presented parameters for development.

Site 7c:

With respect to Site 7c, the proposal advanced by Viam Properties Ltd. is consistent with the bid guidelines. For purposes of clarification, Viam Properties has been advised by staff that the proposed retail component would be included in the floor area ratio calculations.

The bid indicates that Viam Properties will develop the specifics of the proposal in conformity with the Municipality's development guidelines through the rezoning process.

Site 7e:

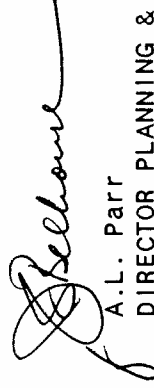
In the bid submission for Site 7e by Viam Properties Ltd., the development proposal erroneously included 5,000 square feet of retail space as this is not provided for in either the Cariboo Heights Community Plan or the bid guidelines. Viam Properties has been notified of this error in their submission and have sent a letter (Attachment D) confirming that the retail component will not be part of the development of Site 7e.

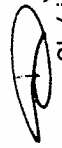
The bid indicates that Viam Properties will develop the specifics of the proposal in conformity with the Municipality's development guidelines through the rezoning process.

### 4.0 CONCLUSION

On the basis of the foregoing, the Legal Department and the Planning & Building Inspection Department are satisfied that Viam Properties Ltd. has met the terms of the tender call and the bids for Site 7c and Site 7e, as modified, are recommended for acceptance by Council.

Upon receipt of a notice of acceptance, the successful bidder is required within 25 days to execute the lease agreement and increase the down payment to 25% of the total bid. The remaining balance under the prepaid lease agreement is due and payable in three equal installments six, twelve and eighteen months respectively, from the date of execution of the lease. The prepaid term of the lease is for 61 years from the date of execution.

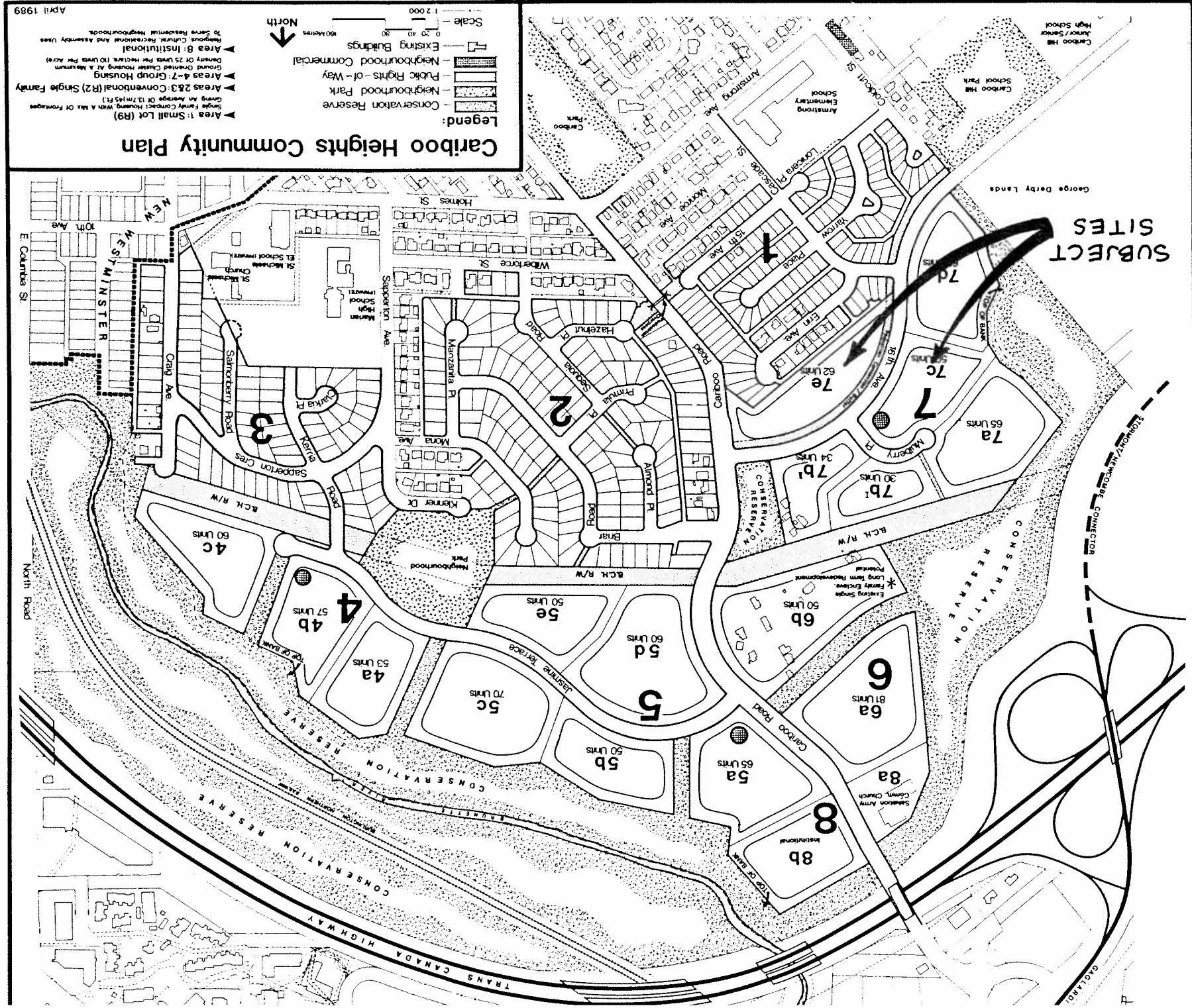
  
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

  
SL/jp  
Attachments: 4

cc: Municipal Solicitor

ITEM 16  
 MANAGER'S REPORT NO. 80  
 COUNCIL MEETING 89/12/11

ATTACHMENT A



ATTACHMENT B

ITEM	16
MANAGER'S REPORT NO.	80
COUNCIL MEETING	89/12/11

THE CORPORATION OF THE DISTRICT OF BURNABY

CARIBOO HEIGHTS BURNABY TOWNHOUSE SITES

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FOR LEASE

The Corporation of the District of Burnaby invites proposals for the lease and development of two townhouse sites, at a density of 10 units per acre, located within the Cariboo Heights area.

SITE 7c

Site 7c.  
Lot 2, D.L. 13, Group 1, New Westminster District, Plan 81254  
2.04 ha  
Site Area:  
Development Potential:  
50 townhouse units  
5000 square feet retail space.  
Estimated Potential:  
\$2,650,000 (\$53,000 per unit).  
Minimum Acceptable Bid:

SITE 7e

Site 7e  
Lot 5, D.L. 13, Group 1, New Westminster District, Plan 81254  
2.489 ha  
Site Area:  
Development Potential:  
62 townhouse units  
Minimum Acceptable Bid:  
\$3,286,000 (\$53,000 per unit).

Sealed tenders on forms supplied by the Legal Department of The Corporation of the District of Burnaby will be received by the undersigned until 10:00 a.m. November 30, 1989 for a prepaid lease for a period of sixty-one (61) years.

Tenders must be accompanied by a certified cheque representing 5% of the prepaid lease tender.

The Corporation of the District of Burnaby retains the right to accept or reject any or all bids.

A bid package including the proposed lease agreement can be purchased from the Legal Department for the sum of \$25.00.

Further information on the development guidelines can be obtained from Ken Ito of the Planning Department at 294-7310. For further information on the tendering process please call Mr. Fred Evans of the Legal Department at 294-7312.

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COUNCIL MEETING	89/12/11

1989 September 26

**CARIBOO COMMUNITY PLAN**  
**GROUP HOUSING GUIDELINES**

Ground-oriented family townhousing in a conservation environment is proposed for the designated Group Housing sites. The following development criteria would apply:

<u>Description</u>	<u>Criteria</u>	<u>Comments</u>
a) Maximum Net Unit Density	10 units per acre	
b) Maximum Floor Area Ratio	0.40	Includes carports and garages but excludes open parking areas. Garages in defined basements can be excluded.
c) Maximum Site Coverage	30%	Includes the combined area covered by all structures and buildings including carports and/or garages. All units must have a minimum of one carport or garage and a maximum of two.
d) Maximum Height of Buildings	2.5 storeys	Prevents apartment-scaled buildings of 3 or more storeys.

Applying these criteria, a wide variety of dwelling type can be accommodated within each development site. The unit density and floor area ratio are the prime governing criteria, although none of the four criteria should be exceeded.

The following Site Development Guidelines are also outlined:

- a) The existing topography should be respected with any cutting or fill slopes to be minimized.
- b) As many existing trees should be retained as possible. A tree survey will be required.
- c) Any buildings or structures should be setback a minimum of 50 feet from any property line with a heavily-treed conservation buffer being maintained in these setback areas. Some fenced unit patios 15 feet deep could extend into these setback areas.
- d) Some playground facilities for tots and older children to meet the needs of the family-oriented housing should be provided in a safe, central location.
- e) A clear pedestrian system should be provided within the site including sidewalks on one side of access driveways. Lighting of pedestrian ways should be provided.
- f) Project driveways should be 24 feet wide (fire truck access) with poured-in-place concrete roll-over curbs.
- g) Minimum parking of 1.7 spaces per unit (including 0.2 spaces per unit for visitors) is required. However, a higher parking provision of 2.0 spaces per unit is desirable.
- h) A lower-scaled appearance with an emphasis on natural exterior materials and earth-tone colours to fit into the treed conservation-oriented environment abutting a single-family dwelling neighbourhood is desired.

The site would require rezoning to the CD Comprehensive Development District (CD) utilizing the Cariboo Community Plan as a guideline.

ATTACHMENT D

ITEM	16
MANAGER'S REPORT NO.	80
COUNCIL MEETING	89/12/11

12/04/89

16:54

604 986 8130

VIAM HOLDINGS

41001



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## VIAM PROPERTIES LTD.

1551 Columbia Street, North Vancouver, B.C. V7J 1A3 (604) 986-2211

4 December 1989

via FAX (294-7710)

The Corporation Of The  
District Of Burnaby  
4949 Canada Way  
BURNABY, B.C.  
V5G 1M2

ATTENTION: Mr. Fred Evans

Dear Sirs:

RE: Cariboo Heights - Site 7e

This memo is to confirm that in Section D, for our proposal for site 7e, part 3 included in error "5,000 square feet of retail space" and should have only stated "62 townhouses averaging 1,500 to 2,000 square feet".

Trusting the above resolves any confusion.

Yours truly,  
VIAM PROPERTIES LTD.

Mike De Cotiis  
Director

MDC/mf