

RE: POLICY CONCERNING PROPOSALS TO ACQUIRE MUNICIPAL LAND WHERE A ZONING CHANGE
OR LAND ASSEMBLY IS PROPOSED

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 March 06

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: POLICY CONCERNING PROPOSALS TO ACQUIRE MUNICIPAL LAND
WHERE A ZONING CHANGE OR LAND ASSEMBLY IS PROPOSED

PURPOSE: To confirm Council's direction to staff regarding reporting
to Council at an early stage in discussions concerning
potential sale of Municipal property.

=====

RECOMMENDATION:

1. THAT Council concur in the procedure outlined in this report.

R E P O R T

BACKGROUND

At the 1988 July 11 meeting, Council considered a request involving the possible sale of Municipal properties for the purpose of land assembly, rezoning, and development of a church. In the course of discussion, members of Council pointed out it is vital that requests under such circumstances be reported to Council at an early date, to enable Council to grant authority or otherwise prior to staff pursuing more detailed discussions with the prospective purchaser.

The objective is to avoid situations in which a prospective purchaser might conclude negotiations for other adjacent properties or enter into financial commitments predicated on an assumption of Municipal agreement to the sale, but prior to Council consideration.

The purpose of this report is to outline a procedure intended to reflect Council's concern and direction in such cases.

DISCUSSION

The Municipality frequently receives queries or requests from individuals, groups, or businesses interested in locating in Burnaby, and staff endeavour to give assistance. In some instances the requests or proposals involve identification of potential sites where prevailing zoning or lot pattern does not permit the intended use, and where rezoning and/or land assembly is required to create a viable site. Further, in some instances parcels of land in Municipal ownership may be involved in such requests, and staff in such cases are careful to advise applicants that any sale of Municipal land is subject to Council approval and the requirements of the Municipal Act. In these instances, one or more reports to Council are required to be submitted, in conjunction with the proposed land sale and the rezoning respectively, before any conclusion of a transaction, and Council thereby has the opportunity to approve or disapprove, or to attach appropriate conditions.

The direction of Council is that staff in such circumstances submit a report at an early date in the process, seeking authority to pursue discussions on the prospective sale, to minimize the risk of a prospective purchaser prematurely entering into commitments. To implement this, staff propose the following procedure, which is somewhat analogous to the method of reporting in two stages in connection with applications for Comprehensive Development Zoning.

127

PROPOSED POLICY

1. INITIAL REPORT

Prior to pursuing detailed discussions with prospective purchasers of Municipally-owned lands, where the property is intended for rezoning or where a land assembly with other non-Municipal lands is involved, staff will submit an initial report to Council at an early stage, including reference to such topics as

- the lands involved
- the current zoning designation
- nearby development
- subdivision pattern
- relationship to other Municipal holdings in the immediate area
- future land use and development potential in the context of any relevant approved or contemplated community plans, area plans, or other Municipal policies

Council authority to pursue discussions leading to a further, more detailed report will be requested where appropriate.

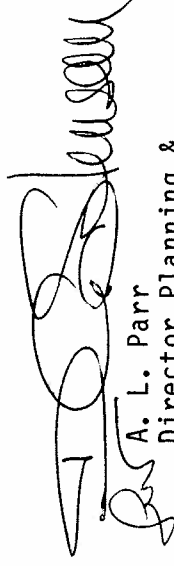
2. SECOND REPORT

Following further discussions and research a second, more detailed report will be submitted, relating the results of the discussions together with information concerning land value, method of proceeding with the land sale process, the need for calling for tenders or posting for sale, relationship to concurrent processes such as rezoning, land assembly, etc., and seeking the necessary Council approvals.

Subject to Council's concurrence, this approach will be followed when purchase proposals of this sort are received in the future.

Ad.
DGS:1f

cc: Municipal Solicitor
Director Administrative & Community Services
Director Finance
Director Engineering
Director Recreation & Cultural Services


A. L. Parr
Director Planning &
Building Inspection