

ITEM 13
MANAGER'S REPORT NO. 4
COUNCIL MEETING 94/01/24

TO: CITY MANAGER 1994 JANUARY 18
FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 03.402
SUBJECT: **AUTHORITY TO NEGOTIATE FOR A PORTION
OF THE PROPERTY AT 2636 DOUGLAS ROAD**

PURPOSE: To request Council authority to negotiate the acquisition of a portion of the property at 2636 Douglas Road as right-of-way for the Douglas/Holdom Connector.

RECOMMENDATION:

1. **THAT** Council give authority for the City Solicitor to negotiate the acquisition of a portion of property at 2636 Douglas Road as future right-of-way for the Douglas-Holdom Connector.

REPORT

1.0 BACKGROUND

Planning staff are currently in the process of reviewing a Preliminary Plan Approval application for 2636 Douglas Road. The property owner requests approval for the development of an office/industrial warehouse facility under the existing M2 zoning. In the course of reviewing this proposal, staff noted that the alignment of the proposed Douglas-Holdom Connector follows through the eastern one-third of the property. Staff subsequently informed the developer of the subject property that Council authority to negotiate acquisition of a portion of this property would be requested.

As the developer is proposing developing the property according to existing zoning, the City does not have the option of requiring dedication. This report is therefore written to request Council authorize the City Solicitor to negotiate the acquisition of a portion of the subject property.

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2.0 DOUGLAS/HOLDOM CONNECTOR

2.1 Conceptual Transportation Plan

As shown in Figure 1 attached, the Connector would provide an arterial route connecting South Burnaby with North Burnaby via an existing overpass of Highway 1, and a new overpass of the Burlington Northern Rail line.

The concept of overpassing the B.N. Railway in the general alignment of Douglas Road to Holdom Avenue south of the Lougheed Highway was developed by the Traffic and Transportation Committee in the context of the need to interconnect the Central Valley truck-intensive industrial area with convenient and efficient access to the freeway/Lougheed travel corridor. Subsequently, the routing was adopted as an essential element of the Conceptual Transportation Plan.

2.2 Acquisition of a Portion of the Subject Property

The protection of right-of-way for the future development of the Douglas/Holdom Connector is an important requirement of the Burnaby Conceptual Transportation Plan. Figure 2 attached shows the alignment of the Douglas/Holdom Connector on centreline, the properties currently owned by the City of Burnaby, and the subject property required for its construction. The portion of the subject property at 2636 Douglas Road is an important acquisition as it would be required for the future development of an at-grade major collector-industrial and in the long term future a grade-separated overpass.

3.0 SUBJECT PROPERTY

3.1 Description

The subject property at 2636 Douglas Road is located near the intersection of Douglas Road and Norland Avenue as shown on Figure 2. Under M2 zoning, the area permits a wide range of general industrial uses. The subject property, however, is currently employed as warehousing and truck parking.

The total area of the property at 2636 Douglas Road is .71 hectares (1.75 acres), of which the portion to be acquired for road right-of-way is .21 hectares (.5 acres), or slightly less than one-third of the total subject property.

3.2 Valuation

The City Solicitor estimates the negotiated price of the portion of the subject property to be in the range of \$235,000 based on a market value of \$113 per square metre (\$10.50 per square foot).

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Property at 2636 Douglas Road
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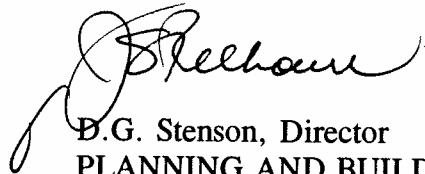
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4.0 FINANCING

If approved by Council this expenditure will be included in the 1994-1998 Capital Program under Major Roads.

5.0 SUMMARY

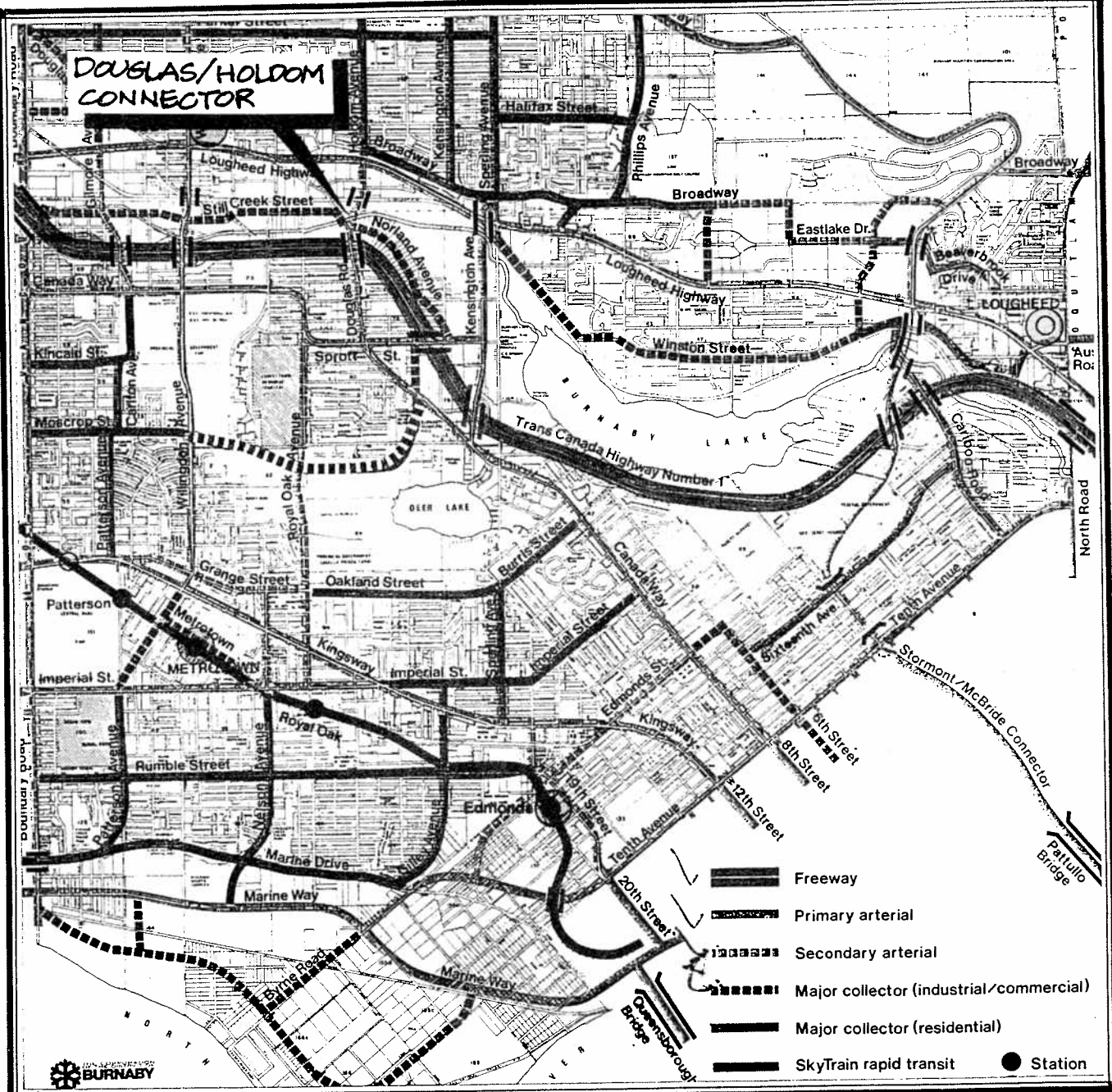
A portion of the subject property at 2636 Douglas Road is required as right-of-way for the Douglas/Holdom Connector. Since the adoption of the Conceptual Transportation Plan in 1980, the City of Burnaby has acquired other properties in this area for the future development of this road. As the portion of the subject property is required to develop the overpass section of the Douglas/Holdom Connector, staff recommend Council grant authority for the City Solicitor to negotiate for its acquisition.


D.G. Stenson, Director
PLANNING AND BUILDING

RG/jp

Attachments (2)

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



Date: 1994 JAN
 Scale:
 Drawn By: RCN

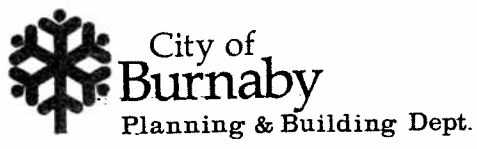
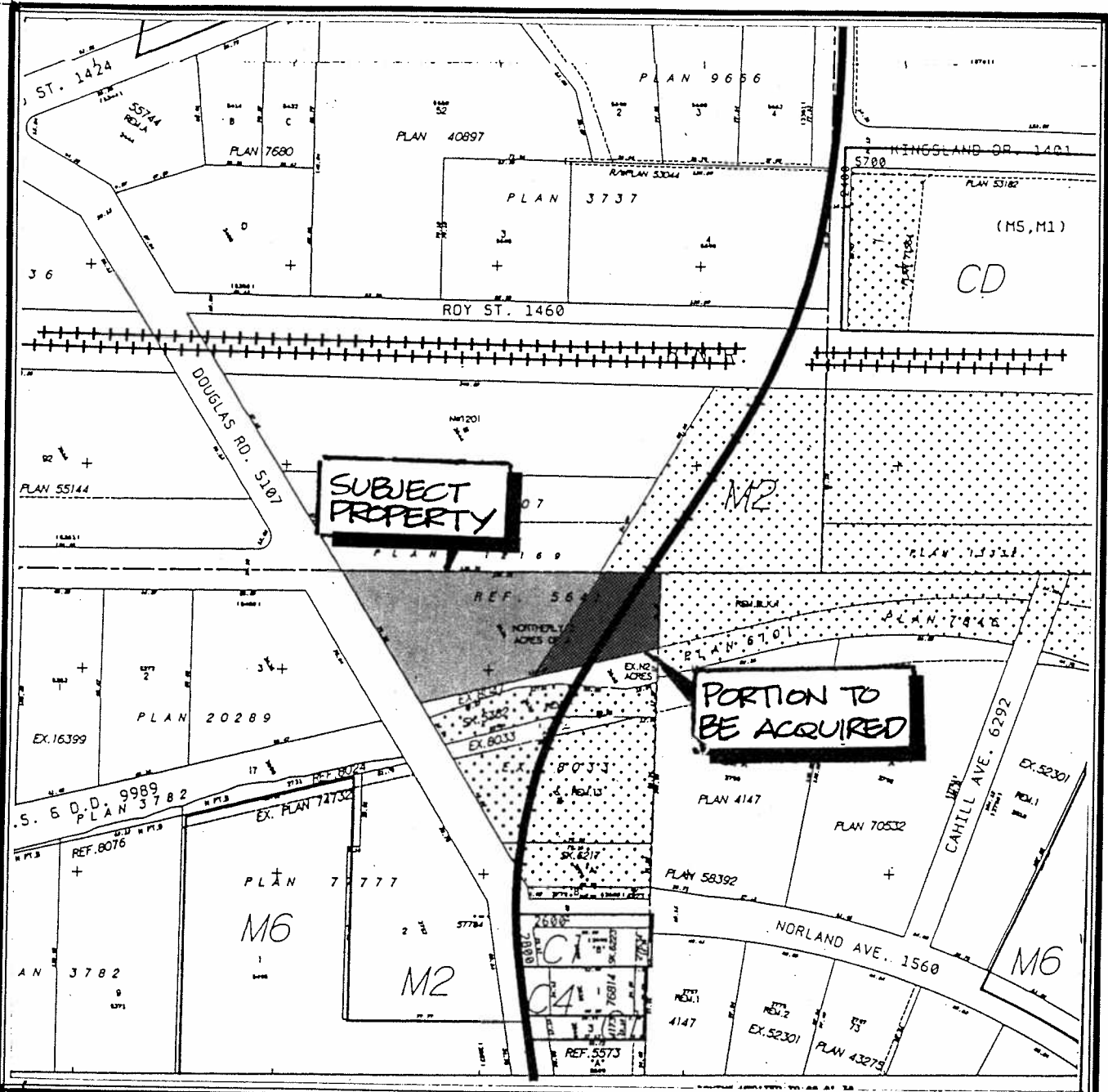


FIGURE 1
 DOUGLAS/HOLDOM
 CONNECTOR



Date:
1994 JAN

Scale:
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Drawn By:
R.N.

City of
Burnaby
Planning & Building Dept.


 CITY-OWNED
PROPERTY

FIGURE 2
PORTION OF
2636 DOUGLAS ROAD
(SUBJECT PROPERTY)

