

TO: CITY MANAGER

2003 August 06

FROM: DIRECTOR PLANNING AND BUILDING

**RE: TEMPORARY SITING OF CONSTRUCTION TRAILER
Request for Lease of Portion of 3802 Hastings Street
Rezoning Reference #02-31, Subdivision Reference #02-93**

PURPOSE: To seek authority from Council to allow the temporary use of a portion of the City-owned property at 3802 Hastings Street for the purpose of siting a construction trailer to serve the development site within the 3800 Block of Pender Street.

RECOMMENDATIONS:

1. **THAT** Council authorize the granting of a licence agreement for a portion of the City-owned property at 3802 Hastings Street for a period of ten months, at a monthly rate of \$0.10 per sq.ft. per month, for the siting of a construction trailer to be used by Listraor Development Corporation to serve their development site within the 3800 Block of Pender Street.
2. **THAT** a copy of this report be sent to Scott Fraser, Executive Director of The Heights Merchants Association, 102 - 4011 Hastings Street, Burnaby B C V5C 2J1.

R E P O R T

1.0 BACKGROUND

On 2003 July 23 Council gave Final Adoption to Rezoning Reference #02-31, which permits the construction of a 40-unit stacked townhouse project with underground parking on the properties located within the 3800 Block of Pender Street. The developer for the project, Listraor Development Corporation, has forwarded a request for the temporary use of a portion of the City-owned property at 3802 Hastings Street, which is located across the lane from the construction site, for the purpose of siting a construction trailer to serve their development (see **attached** Sketch #1).

The subject City-owned property, which is vacant and currently zoned CD (C8), is part of the Urban Renewal Site and is intended for future development under CD (C8a) District zoning in line with the Council-adopted Hasting Street Area Plan. To date, however, this Department has not received any formal development applications for the Urban Renewal Site and, as such, the siting of a construction trailer on the subject property for temporary use of the site by Listraor Development Corporation would likely not impede or conflict with future development plans for the Urban

Renewal Site. It is noted that in 1995 Council authorized the temporary lease of a portion of the subject property to BA Blacktop to permit the siting of a site office for the Hastings Street section of the Barnet-Hastings People Moving Project.

2.0 PROPOSED LEASE ARRANGEMENT

The developer proposes the siting of the construction trailer on the western portion of the Urban Renewal Site, occupying an area of up to approximately 232.25 m² (2,500 sq.ft.) with the trailer setback from the rear lane. The area will accommodate the construction trailer and parking space for up to 3 vehicles, with access to the property from the rear lane. Staff support the proposed temporary use for a construction trailer and associated parking.

The City Solicitor indicates that a rate of \$0.10 per sq.ft per month for the proposed 10 month term is supportable and that Lистраor Development Corporation is agreeable to the noted monthly payment. This rate is in line with that of leased or rented vacant yards. At the end of the occupancy period, Lистраor Development Corporations will be required to return the area to its present condition.

3.0 CONCLUSION

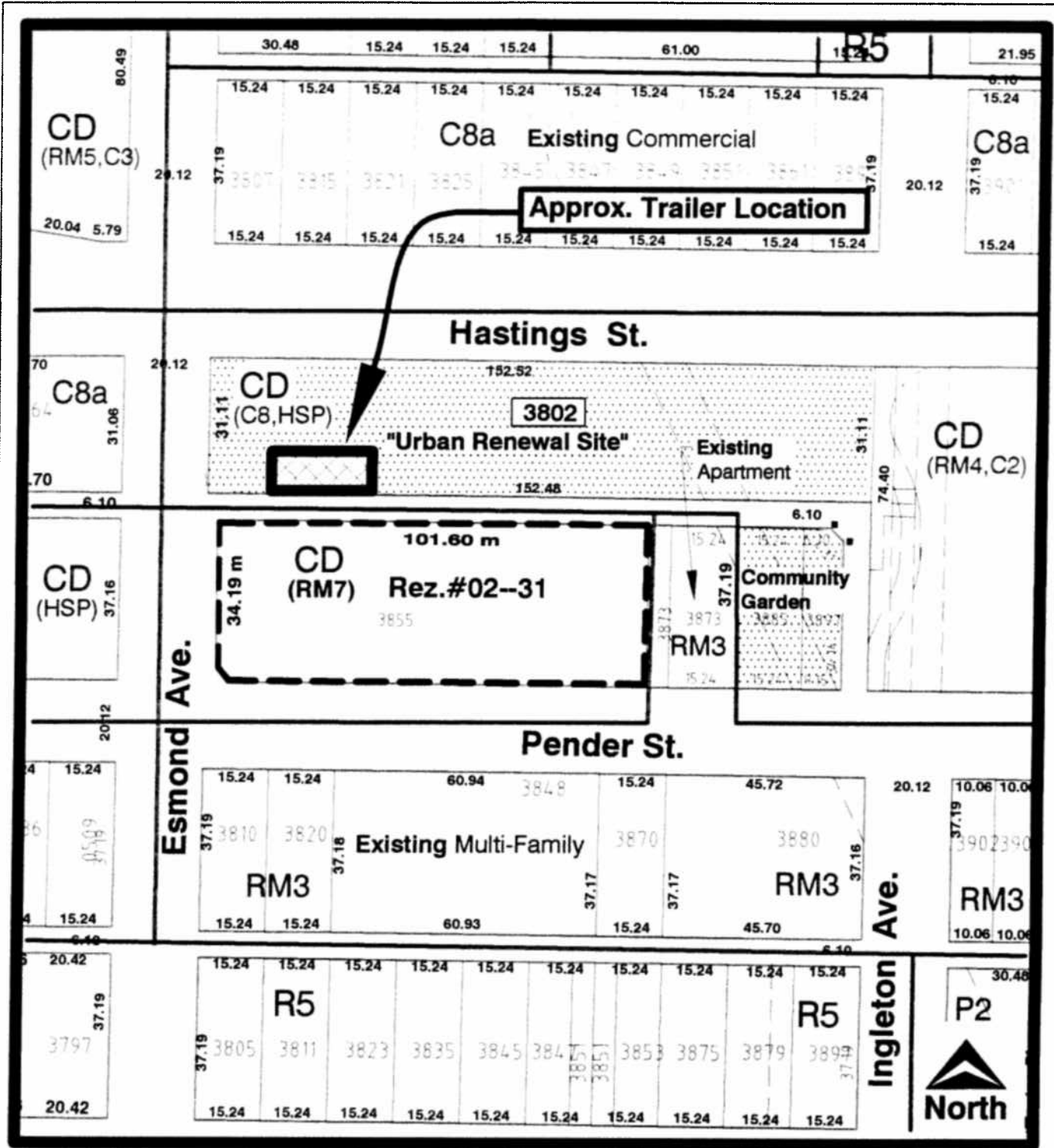
In response to a request from Lистраor Development Corporation to locate a construction trailer for their development within the 3800 Block of Pender Street on the City-owned property at 3802 Hastings Street, it is recommended that the City be authorized to grant a licence agreement for the temporary use of the subject property, on the terms outlined in this report.



J. S. Belhouse
Director Planning and Building

JK/JBS:gk
Attach

cc. City Solicitor
Chief Building Inspector



Planning and Building Department

Scale: 1 : 1500

Drawn By: J.P.C.

Date: August 2003

Temporary Siting of Construction Trailer
3802 Hastings St.

 City Property

Sketch # 1

