

**TO:** CITY MANAGER 2003 DECEMBER 10

**FROM:** DIRECTOR PLANNING AND BUILDING

**RE: TEMPORARY SITING OF CONSTRUCTION OFFICES/TRAILER AND  
MARKETING OFFICE  
Request for Short-Term Lease of 4475 Hastings Street  
Rezoning Reference #03-08**

**PURPOSE:** To seek authority from Council to allow the temporary use of the City-owned property at 4475 Hastings Street for the purpose of siting a construction trailer and marketing office to serve the development site within the 4400 block of Albert Street.

**RECOMMENDATIONS:**

1. **THAT** Council authorize the granting of a licence agreement for the City-owned property at 4475 Hastings Street for a period of up to eight months, at a monthly rate of \$0.10 per sq.ft. per month, for the siting of a construction trailer, marketing sign and office to be used by Mainstreet Housing Ltd. to serve their development site within the 4400 block of Albert Street, and subject to the granting of Final Adoption of Rezoning Reference #03-08.
  
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 August 25, Council gave Third Reading to Rezoning Reference #03-08, which would permit the construction of a 32-unit stacked townhouse project with underground parking on the properties located within the 4400 block of Albert Street. The developer for the project, Mainstreet Housing Ltd., has forwarded a request for the temporary use of the City-owned property at 4475 Hastings Street, the former Fire Hall site, which is located across the lane from the proposed construction site, for the purpose of siting a construction trailer, marketing sign, office trailer and parking area to serve their construction site (see attached Sketch #1).

The subject City-owned property, which is vacant and currently zoned P2, is intended for future sale and development under C8a District zoning in line with the Council-adopted Hasting Street Area Plan. The siting of a construction trailer on the subject property for temporary use of the site by Mainstreet Housing Ltd., for a period of up to 8 months, is not considered to impede or conflict with

future sale or development plans for the property. Earlier this year, Council authorized the temporary lease of a portion of the Urban Renewal Site in the 3800 block of Hastings Street for a similar purpose. The developer is working toward completion of all the prerequisites to the rezoning in early January 2004.

## 2.0 PROPOSED LEASE ARRANGEMENT

The developer proposes the siting of the construction trailers, marketing sign and office on the property. The area will accommodate the trailers and parking spaces, with access to the property from the rear lane. Staff support the proposed temporary use for a construction trailer/office and associated parking as this will reduce potential disruption of businesses and residents near the construction site. Storage of construction material and equipment will not be permitted. The existing fence is to remain around the front and sides of the site except for any necessary pedestrian gates.

The City Solicitor indicates that a rate of \$0.10 per sq.ft per month for the proposed eight month term is supportable and has been accepted by the developer. The value of the monthly lease is approximately \$1,023. This rate is in line with that of leased or rented vacant yards. At the end of the occupancy period, Mainstreet Housing Ltd. will be required to return the area and fence to its present condition and location. Execution of the lease agreement will be subject to the applicant receiving Final Adoption of the rezoning on their adjacent property (Rezoning Reference #03-08)

## 3.0 CONCLUSION

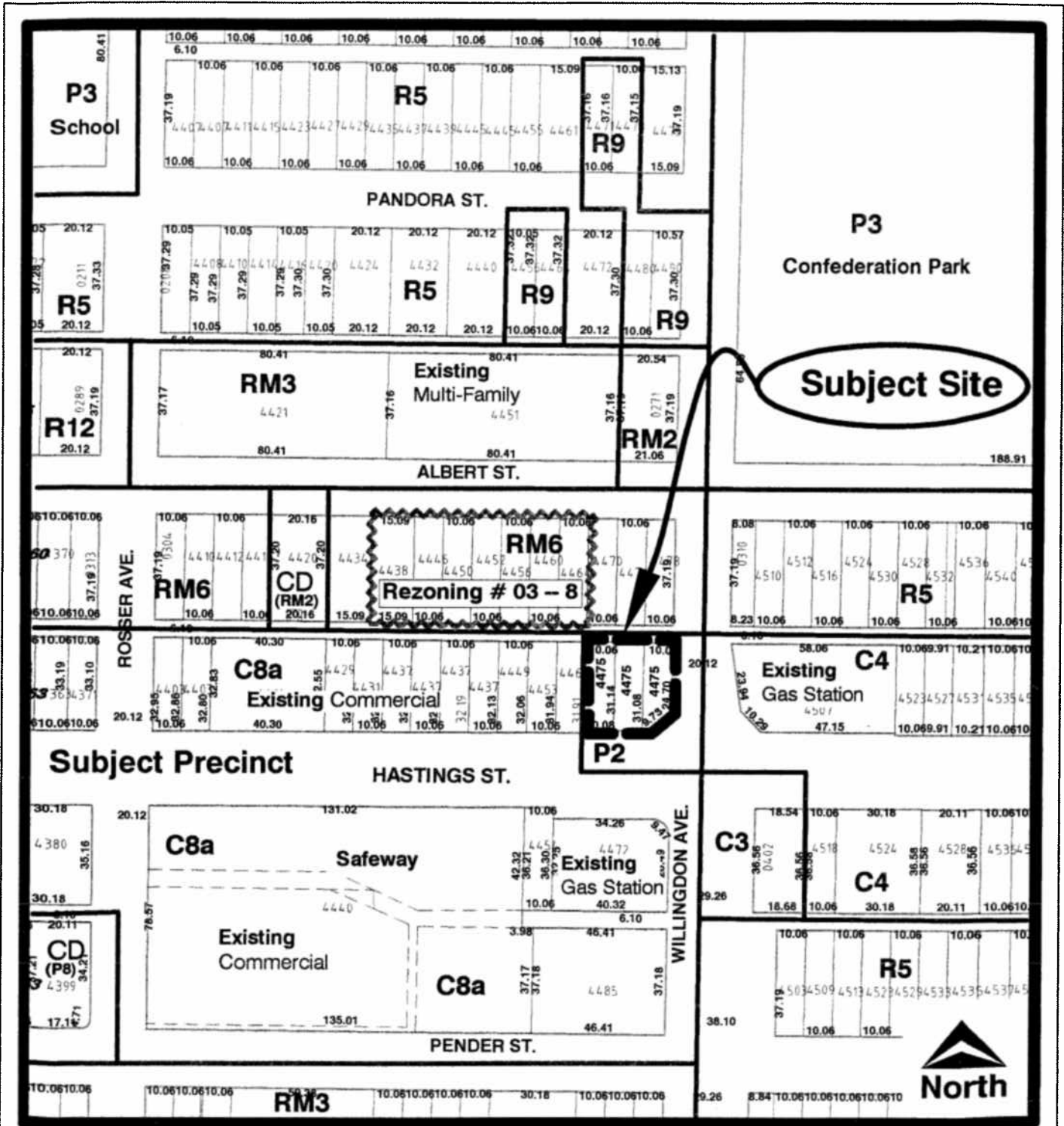
In response to a request from Mainstreet Housing Ltd. to locate a construction trailer, marketing sign and office for their proposed development within the 4400 block of Albert Street on the City-owned property at 4475 Hastings Street, it is recommended that the City be authorized to grant a licence agreement for the temporary use of the subject property, on the terms outlined in this report.



J. S Belhouse  
Director Planning and Building

BR:gk  
Attach

cc. City Solicitor  
Chief Building Inspector



**Planning and Building Department**

Scale: 1 = 2000

Drawn By: J.P.C.

Date: December 2003

**Proposed Lease Site**

REZONING REFERENCE # 03 -- 8

4475 Hastings St.

Sketch # 1

