

TO: CITY MANAGER

2004 JUNE 7

FROM: DIRECTOR PLANNING AND BUILDING
DIRECTOR ENGINEERING

**SUBJECT: COSTCO DEVELOPMENT PROPOSAL;
CITY WORKS YARD;
PROPOSED SALE OF CITY LAND;
BETA AVENUE CREEK RELOCATION
REZONING REFERENCE #03-51**

PURPOSE: To seek approval in principle for the sale of a portion of 2549 Beta Avenue for inclusion in the adjacent proposed Costco development site.

RECOMMENDATIONS:

1. **THAT** the sale of a portion of 2549 Beta Avenue be approved in principle for inclusion in the adjacent proposed Costco development site, subject to the conditions outlined in this report, and the applicant pursuing the rezoning proposal to completion.
2. **THAT** the City Solicitor be authorized to negotiate the terms for the sale of the subject land, and acquisition of a 3m strip of B.C. Hydro right-of-way.

REPORT

1.0 BACKGROUND

On 2003 November 24, Council received the report of the Planning and Building Department concerning the rezoning of the proposed Costco site between Willingdon Avenue and the planned City works yard, and authorized the Department to work with the applicant in the preparation of a suitable plan of development. Since that date, staff have had a number of discussions with the applicant regarding the interface and geometry of the Costco and City works yard sites related to Costco's desire to obtain additional land for its parking requirements. Our joint conclusion is that the sale of a small corner of City property, approximately 2,400 m² (25,800 sq.ft.), would be of mutual benefit to the usability of both sites, subject to relocation of a Hydro line and the Beta Avenue creek tributary of Still Creek (see attached Sketch #1).

2.0 PROPOSED SALE OF LAND AND B.C. HYDRO AND CREEK RELOCATION

At present, the planned use of the City works yard is constrained by both the B.C. Hydro lines running along the south side of the BNSF rail line, and the Beta Avenue creek tributary of Still Creek.

The alignment of the planned extension eastward of Still Creek Drive through the City works yard site is dictated by the two parallel B.C. Hydro transmission lines. The developer has suggested that relocating the southern line northward will allow the alignment of the new road to also be shifted northward, enlarging usable areas of both the Costco and City works yard sites.

The Beta Avenue Creek tributary of Still Creek restricts the area for development available on the City works yard site due to the need to observe significant riparian setbacks. In part, staff had intended to address this by culverting the north portion of the creek which runs through the works yard site and providing offsite compensation satisfactory to Fisheries and Oceans Canada. In discussion with the Costco site developer, however, it appears that a more mutually beneficial solution would be the realignment of the creek. On the northern portion of the site, the creek, instead of being culverted would be maintained in an open condition but shifted westward to form a boundary between the City works yard and a triangular area of City land. This area would be sold for inclusion in the Costco site (see Sketch #1). To the south, the Costco developer is proposing to relocate the creek westwards to an extent which will ensure that virtually all required riparian setback and compensation areas will be located on the Costco site, freeing up an additional area of approximately 3,000 m² (32,000 sq.ft.) of City-owned land for works yard development. In conjunction with this, a 3m (10 ft.) wide strip of B.C. Hydro right-of-way is to be acquired by the City for inclusion in the works yard site to accommodate its required landscaped setback.

The net result of the above proposals is that the westernmost tip of City property measuring approximately 73m (240 ft.) by 65 m (215 ft.) with an area of 2,400m² (25,800 sq.ft.) can be sold for inclusion in the Costco site with no net loss of developable area for the City works yard.

3.0 CONCLUSION

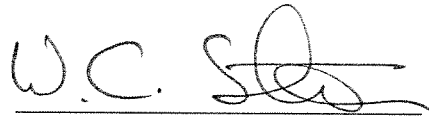
Based on the mutually beneficial win-win solution outlined above, it is recommended that the sale of a portion of 2549 Beta Avenue be approved for inclusion in the adjacent development site for Costco, subject to B.C. Hydro and creek relocation being implemented to ensure that there is no net loss of developable area for the City works yard. It is also recommended that the City Solicitor be authorized to negotiate the terms of the proposed sale and the acquisition of a 3m wide strip of the

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B.C. Hydro right-of-way being acquired by the developer, for inclusion in the City works yard site, on the understanding that a further report outlining the recommended terms and sale price would be submitted to Council.



J. S. Belhouse
Director Planning and Building

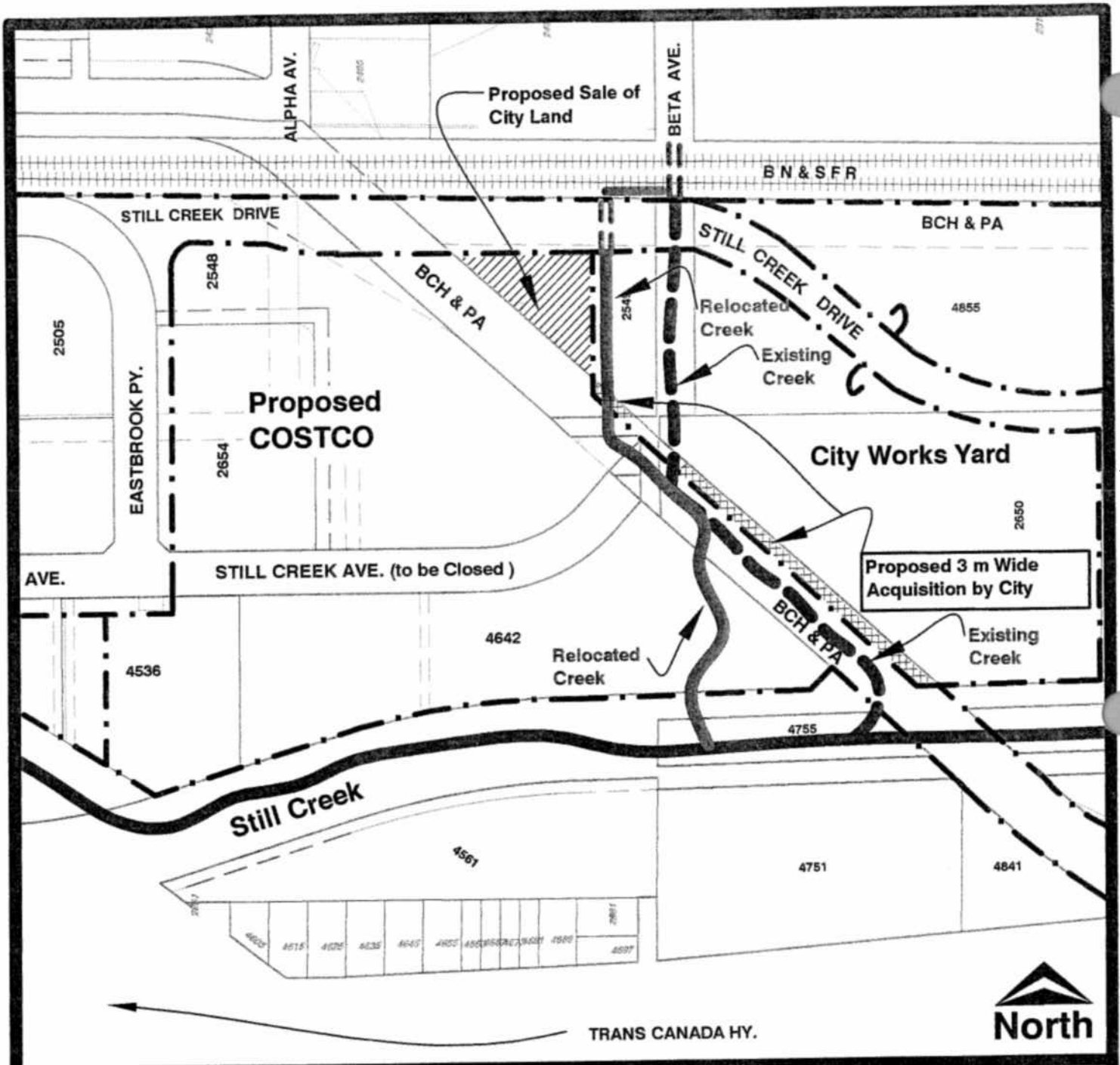


Craig Sinclair
Director Engineering

RR:gk
Attach

cc: Director Finance
City Solicitor

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Proposed Sale of City Land (Portion of 2549 Beta Ave.)
Proposed Beta Avenue Creek Relocation



Planning and Building Department

Scale: 1 = 3000
 June 2004

Sketch # 1