



Item
Meeting.....2008 December 15

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2008 December 10

FROM: DIRECTOR PLANNING AND BUILDING **FILE** 49500 20
Reference Rez 08-05

**SUBJECT: TEMPORARY SALES OFFICE ON CITY LAND
AT 6039 MCKAY AVENUE
X-REF. REZONING REFERENCE #08-05
METROTOWN TOWN CENTRE, SUB-AREA 14**

PURPOSE: To seek authority from Council to allow the temporary use of the City-owned land at 6039 McKay Avenue for the purpose of siting a sales office to market the development being pursued through Rezoning Reference #08-05.

RECOMMENDATION:

1. **THAT** Council authorize the granting of a licence agreement for the City-owned property at 6039 McKay Avenue for the siting of a sales office to be used by Intracorp Lands Ltd. to market their nearby development at the corner of Telford Avenue and Beresford Street.

R E P O R T

1.0 BACKGROUND

On 2008 August 25, Council gave Second Reading for Rezoning Reference #08-05, which would permit the construction of a 28-storey high-rise apartment building and street fronting commercial on Beresford Street at Telford Avenue, just south of the Metrotown SkyTrain Station. The developer for the project, Intracorp Lands Ltd., has forwarded a request for the temporary use of the subject City lands for the purpose of siting a sales office to market their development (see **attached** Sketch #1).

The subject City-owned site, which is vacant and currently zoned CD (RM5, C3, P2), M1 Manufacturing District and R5 Residential District, is intended for sale, assembly and redevelopment together with the lands to the north at the corner of Kingsway and McKay Avenue for a future high-density commercial development. The siting of a sales office on this property for the requested period of up to two years is not considered to impede or conflict with the lands' future sale or development potential given the requirement to consolidate with six other properties currently in private ownership. The developer is working toward completion of all the prerequisites to Rezoning Reference #08-05 in the spring of 2009.

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2.0 PROPOSED LICENSE ARRANGEMENT

The developer proposes the siting of a modular sales office building and associated provision for on-site parking on the subject City-owned property, with access from the flanking lane or via a right in/out access on McKay Avenue. Staff support the proposed temporary use for a sales office and associated parking given the commercial zoning of the site and thus its meeting Zoning Bylaw requirements, and in light of the commercial context of the immediate surrounding area. Storage of construction material and equipment will not be permitted. Finally, it is acknowledged that use of the site for a sales office will necessitate site clearing and servicing to City requirements to enable its use. The usual stormwater management and sediment control requirements for temporary structures will also apply.

The Legal and Lands Department indicates that a rate of \$0.10 per sq. ft per month for the proposed 24 month term is supportable and has been accepted by the developer. The value of the monthly license is approximately \$1,625.00. This rate is in line with that of rented vacant yards. At the end of the occupancy period, Intracorp Lands Ltd. will be required to return the area to its present condition (graded and grassed). A Letter of Credit will be required as security for the future removal of the sales office.

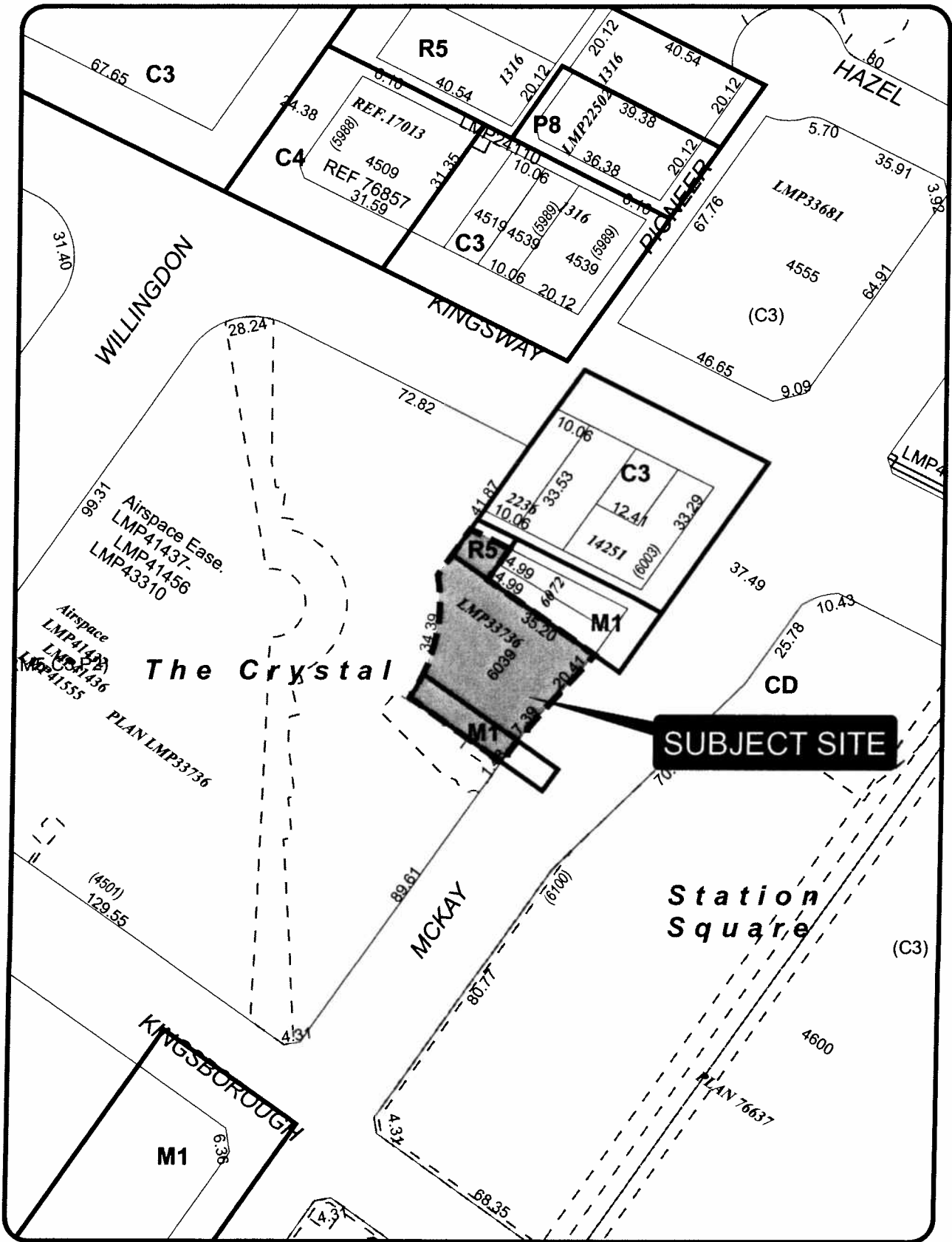
3.0 CONCLUSION

In response to a request from Intracorp Lands Ltd. to lease the City-owned property at 6039 McKay Avenue for the purpose of locating a sales office for their proposed development at Telford Avenue and Beresford Street within the Metrotown core area, it is recommended that Council authorize the granting of a licence agreement for the temporary use of the subject property in accordance with the terms outlined in this report.

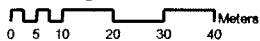

B. Luksun
Director Planning and Building

EK:gk
Attach

cc. City Solicitor
Chief Building Inspector
Director Engineering



**6039 McKay Avenue
Proposed License Agreement**



1:1,500



Sketch #1