

ITEM 3
MANAGER'S REPORT NO. 67
COUNCIL MEETING Oct. 15/74

Re: Proposed Land Exchange
District Lot 175

Following is a report from the Director of Planning regarding a proposed land exchange in District Lot 175.

RECOMMENDATIONS:

THAT authorization be given to execute the subject land exchange; and

THAT all survey and legal costs involved in the exchange be borne by the owner of Lots 1 and 13.

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PLANNING DEPARTMENT
OCTOBER 8, 1974

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: LAND EXCHANGE - CORPORATION AND DELGATTY - D.L. 175

BACKGROUND

The Municipality currently holds property in D.L. 175 comprised of road allowance for the Patterson Avenue Diversion and lots 6-12 as shown on the attached sketch. It can be noted that the Planning Department has prepared a subdivision configuration for both public and private lands not involved in the allowance necessary for the road diversion. Mr. Delgatty, the owner of lots 1 and 13 (see attached sketch), has proposed that any future boundary adjustments be arranged at this time as he is completing the purchase of a 35 foot strip of land as previously approved by Council. As shown on the subdivision layout, a land exchange between Mr. Delgatty and the Corporation will be necessary in order to "tidy up" the boundaries of both the Municipal and private lots. The Land Agent has reported that he is in favour of a straight land exchange as shown on the sketch. All survey and legal costs involved in the exchange will be the responsibility of the owner of lots 1 and 13. In view of the above considerations it is in the Corporation's interest to proceed with the proposed exchange at this time.

RECOMMENDATION

THAT Council authorize the land exchange as outlined above.


A. L. Parr
DIRECTOR OF PLANNING

HR:cr
Attchmt.

OCTOBER 15, 1974

HIS WORSHIP, THE MAYOR, AND
MEMBERS OF THE MUNICIPAL COUNCIL:

REPORT OF THE HOUSING COMMITTEE

RE: GREEN SPACE IN APARTMENT AND COMMUNITY PLAN AREAS

1.0 Background

Council on September 10, 1973 received a report from the Housing Committee advising that it had discussed the question of green space in apartment areas and asked that the Planning Department be requested to prepare a report on this subject for the consideration of Council as it was not within the terms of reference of the Committee. Council referred the matter back to the Housing Committee to give detailed consideration to the matter of requiring the provision of green space in apartment areas at developer cost. The Planning Department had submitted a report dated December 19, 1973 to the Housing Committee for consideration. This previous report was reviewed by the Municipal Solicitor and the Treasurer. Other municipalities in the Lower Mainland were also surveyed to determine whether development levies in particular for parkland acquisition purposes are imposed.

2.0 Introduction

As mentioned in the previous Planning Department report, there appears to have been a concern on the part of Council as to the adequacy of parks and open green space in specific areas of Burnaby which are now experiencing a rapid rate of development or redevelopment to higher density residential uses. The second major concern is, if the quantity or quality of parks and open green spaces is inadequate in increasingly dense residential situations, whether the cost should be borne by the developer.

Through the Parks Acquisition Program which has been developed

Continued ...

jointly by the Parks and Recreation Commission and Department and the Planning Department, the municipality has a method to acquire property suitable for park purposes as it becomes freely available or as finances permit. However, the expenditure of funds for parkland acquisition emphasizes the major consolidation of community park areas and systems. The increase in densities in a number of designated developing residential areas has resulted in a concomitant need for additional small neighbourhood parks. Due in part to the financial priorities and constraints of the municipality in budgeting for parkland acquisitions, it is a Planning Department position that the developers of higher density residential developments should bear some responsibility for the provision of necessary neighbourhood parks.

3.0 Neighbourhood Parks in Community Plan Areas.

The Burnaby recreational space standard employed for the provision of neighbourhood parks is 2.0 acres per 1,000 persons. The following figures represent a preliminary indication of the cost of acquisition of park land based on the market value of the surrounding residential densities.

Type of Development	Estimated Market Value Per Acre	Density in Units/Acre	Estimated Population Per Acre	Neighbourhood Park/Acre (2 Ac./1000 persons)
Single Family Dwellings	\$100,800	3.6 (gross)	14.4 (4 ppu)	0.029 acres
Townhouse	\$120,000	12	48 (4 ppu)	0.096 acres
3-Storey Apt.	\$326,700	50	150 (3 ppu)	0.3 acres
High Rise	\$392,040	100	240 (2.4 ppu)	0.48 acres

Type of Development	Value of Neighbourhood Park/Acre of Development	Value of Neighbourhood Park/Unit
Single Family Dwelling	\$ 2,903	\$ 806
Townhouse	\$ 11,400	\$ 960
3-Storey Apt.	\$ 98,010	\$ 1,960
High Rise	\$ 188,179	\$ 1,882

A 2 acre neighbourhood park would be approximately 295 feet square. For a 2 acre park, the approximate supporting residential acreage for single family dwellings is 69.4 acres gross, for townhousing is 20.8± acres, for 3-storey apartments is 6.8± acres, and for high rise apartments is 4.2± acres.

The outlined figures represent a high per unit parks acquisition cost based on the potential value of land corresponding to surrounding development. It is hoped that the actual cost of acquisition will be closer to the valuation based on the existing use, which is predominantly single-family dwelling. However, in any case, the high probable cost of neighbourhood parks acquisition would indicate that the developers of new residential development should assist in the acquisition of parkland whose need is manifested as a direct result of increasing residential densities.

The attached Addendum #1 indicates the development levies particularly for parks acquisition purposes which are required of new residential developments by other municipalities in the Lower Mainland. As is evident, these levies range from none to \$1295.00 per unit.

4.0 General Programs Under Way

- 4.1 The Planning Department in its general review of the Apartment Study '69 is including the reassessment of parkland and open space in community plan areas as one area of enquiry.
- 4.2 With reference to the submission of multiple-family development rezoning reports to Council, the Planning Department has endeavored to include information as to the availability of parks and open space within the subject area.

5.0 Neighbourhood Parks in Community Plan Areas

In three adopted Community Plan Areas a per unit levy is required of all new multiple-family dwelling rezoning proposals to assist in the acquisition and development of park areas. These Community Plan Areas are:

- a) Area "H" - Trans Canada/Lougheed/BNR Right-of-Way
Acquisition of a park/school site.
Levy of \$150 per unit.
- b) Area "E" - Halifax/Duthie/Graystone/Phillips
Acquisition and development of 2.55 acre neighbourhood park.
levy of \$200 per unit.
- c) Area #11 - Canada Way/Trans Canada/Sperling
Development of the designated Neighbourhood Park.
Recreation Levy of \$100 per unit.

The Solicitor has commented that the use of development levies probably could not be supported from a strictly legal point of view. In our opinion the basic justification for the use of development levies is a planning one resting on the right of the Municipal Council to regulate the orderly development of the municipality through rezoning procedures. The municipality ensures that all necessary provisions required to make a residential dwelling site a viable one are provided through the rezoning process. The provision of necessary parkland is one of the requirements. With regard to the deposit of funds for parks purposes, it would be appropriate for the Land Agent to be directed to acquire specified property for parks purposes as soon as sufficient funds have been deposited by one or more developers.

With the use of rezoning procedures, the municipality has experienced no great difficulty with rezoning applicants in obtaining and maintaining funds received for park purposes.

6.0 RECOMMENDATIONS:

1. It is recommended that Council reaffirm existing Planning Department procedures requiring that applicants of residential rezoning proposals in specific Community Plan Areas assist in the acquisition of necessary specified neighbourhood park space.
2. It is recommended that Council extend the procedure to include a levy equal to 50% of the estimated acquisition cost resulting in a \$403/unit levy for single family dwelling developments, \$475/unit levy for townhouse developments, \$980/unit for 3-storey Apartments and \$940/unit for High Density Apartments.
3. It is recommended that the matter be reviewed and reported upon by the Director of Planning to the Housing Committee no later than March 31, 1975.

Respectfully submitted,

Alderman Doreen Lawson,
CHAIRMAN

Alderman V. V. Stusiak,
MEMBER

Alderman G. Ast
MEMBER

HOUSING COMMITTEE.

REVIEW OF MUNICIPALLY IMPOSED DEVELOPMENT LEVIES

<u>MUNICIPALITY</u>	<u>DEVELOPMENT LEVY</u>	<u>SERVICES</u>	<u>PARKLAND</u>	<u>COMMENTS</u>
1. Coquitlam	Yes	-	\$100/unit	General per unit levy for the acquisition of parkland (S.F.D. & Duplexes on the basis of \$100/lot).
2. Delta	Yes	\$330/unit General Capital Improvement Fund	\$420/unit Parkland acquisition, Recreation, etc. Fund	The usual development services are assessed in addition to the noted development levies.
3. Maple Ridge	Yes	-	\$360/unit for multiple dwellings under Land Use Contract.	Also impost fee of \$1000 per lot for any subdivision under subdivision agreement for sewage treatment plant, major roads, new municipal hall, parkland. High sewer connection fees are levied.
4. New Westminster	No	-	-	No general impost fee or levy. Specific costs of given projects remain the developer's responsibility.
5. North Vancouver City	Yes	\$50/unit	-	The \$50/unit fee is a general levy to assist in meeting the cost of upgrading the City's services as a result of the increasing population (i.e. new development). A recent Residential Density Policy reported recommended Indoor Recreation Space of 20 sq. ft./unit or \$400/unit and Outdoor Open Space of 40 sq.ft./unit or \$120/unit. The per unit levy applies to provision of the outlined facilities by the Municipality rather than the developer.
6. North Vancouver District	No	-	-	The Municipality is the major developer of land in the district as a result of its extensive land holdings. A general \$4,000,000 Parks Bylaw was passed recently. The usual project development costs are the responsibility of the developer.

April, 1974

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<u>MUNICIPALITY</u>	<u>DEVELOPMENT LEVY</u>	<u>SERVICES</u>	<u>PARKLAND</u>	<u>COMMENTS</u>
7. Port Coquitlam	Yes	\$300/unit	\$150/unit	The \$300/unit is to be deposited in the Water/Capital Expenditure Fund. The levy applies under subdivision procedures and to development permits.
8. Port Moody	No	-	-	The Municipality does not plan to institute any development levies.
9. Richmond	No	-	-	As part of the developer's servicing responsibilities, a maximum servicing cost limit of \$600/unit usually applies to new residential development. A sewer hook-up fee of \$150/connection applies to residential development. On large developments, 5% of the gross site area is usually dedicated for parkland.
10. Vancouver City	No	-	-	A parking levy applies to some developments (commercial) in high density areas.
11. West Vancouver	No	-	-	A recent large project did contribute funds on a Land Use Contract basis.
12. Surrey	Yes			SEE ATTACHED SUMMARY.

SURREY - DEVELOPMENT LEVIES

The Municipality of Surrey appears to have the most extensive program of development or impost levies.

Services

Additional funds required for the purpose of defraying excessive costs to the Municipality of major service work or expansion.

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|------------------------|---|---|
| 1. Downstream drainage | - | \$300/unit - varies by zones |
| 2. Sanitary sewers | - | Variable as determined by Municipal Engineer. |
| 3. Waterworks | - | \$150/unit |
| 4. Highway costs | - | Arterial/Non Arterial |

Parkland

For the purpose of defraying excessive costs to the Municipality of providing funds required for the acquisition of lands required for parks, playgrounds, recreational and other public use purposes which are needed to serve the increased population created by subdivisions and developments the following charges are imposed in the zones set out in the following table:

<u>Zones in which Development Authorized</u>	<u>Impost Charge</u>
A-1, A-2, A-3	\$140.00 per unit or additional lot created
R.S.	\$765.00 per unit or additional lot created
R-1, R-2, R-3	\$905.00 per unit or additional lot created
RM-1, RM-2, RM-3	\$1295.00 per unit or additional lot created
T-1, T-2, TC-1	\$810.00 per unit or additional lot created
P-2	\$125.00 per bed
All others except C-1, C-2, C-3, C-4, I-1, I-2 and I-3	\$375.00 per 20,000 sq. ft. of lot area

Typical Lot - Levies

60 x 120 lot:	\$ 200 roads
	\$ 300 drainage
	\$ 150 water
	\$ 905 parks
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	\$1,555.00
	Less in agricultural land
	More in multiple-family zones

APR 11, 1974