

Re: Land Exchange (North American Contractors)  
Camrose Park Subdivision Reference #215/73 and  
Corporation Lots 84 and 85, D.L. 59

Following is a report from the Director of Planning Regarding a proposed land exchange involving lands owned by the Municipality and North American Contractors Limited.

Mr. H. Doig, a solicitor who represents North American Contractors, wishes to appear before Council on June 17 to discuss the matter of compensation. The Clerk was not advised and therefore did not place Mr. Doig's name on the Agenda as a delegation; however, Mr. Doig did advise the Land Agent of his desire to address Council last week. It would be appropriate to give Mr. Doig an opportunity to present his case at this time, particularly in view of the fact that a report on the proposed exchange is now before Council.

RECOMMENDATION:

THAT the proposed land exchange be approved subject to the condition that North American Contractors Limited pay the Municipality \$7,470.00 as compensation for 5,000 square feet of Municipal land that was not included in the original estimate.

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PLANNING DEPARTMENT  
JUNE 14, 1974

TO: MUNICIPAL MANAGER  
FROM: PLANNING DIRECTOR  
SUBJECT: LAND EXCHANGE (NORTH AMERICAN CONTRACTORS)  
CAMROSE PARK SUBDIVISION REFERENCE #215/73  
AND CORPORATION LOTS 84 and 85, D.L. 59

On October 1, 1974, Council considered a proposed land exchange in conjunction with the subject subdivision, and authorized the exchange of approximately 86,370 square feet of land owned by North American Contractors Limited (and required for park purposes) for approximately 25,585 square feet of Municipal land over which is registered a B.C. Hydro easement, subject to necessary survey and legal costs being borne by the developer. The attached report and sketches will assist Council in recalling particulars of the exchange agreed upon at that time.

The developer's surveyor has now completed a legal survey for his subdivision showing a layout that involves 31,807 square feet of Municipal land in the creation of his lots. This difference amounts to an additional 6,222 square feet of Municipal Land beyond the area contemplated in the exchange agreement. The portion of North American Contractors' land as determined by actual survey has an area of 86,248 square feet, or a decrease of 122 square feet from the estimated figure.

Nominal variations from initial estimates in area figures are commonly encountered when actual survey determinations are completed, and it was expected that some discrepancies from the "approximate" areas would arise. In this instance a change in geometry of the northerly lot line was incurred in the course of more detailed design of the subdivision when survey work defined actual distances and dimensions from Broadway southward. A refined geometric solution was suggested by the Planning Department to reflect the actual conditions, and this arrangement was accepted by the subdivider. The subdivision pattern thus derived was included in the Subdivision Servicing Agreement as authorized by Council May 21, 1974.

As a consequence, the area of land has been altered although the number of lots, both in the developer's subdivision and in the Municipal land to the north, is unchanged. The additional Municipal land involved in the legal survey plan is completely covered by a B.C. Hydro and Power Authority right-of-way and is therefore not capable of being built upon.


From a planning point of view, the objective of securing the ravine park land in exchange for Corporation land which will still allow the full development of a municipal subdivision on the lands to the north of the Camrose Park subdivision is fulfilled, and the additional area of municipal land does not alter the accomplishment of this goal. For this reason, the Planning Department does not object to the acceptance of the particular subdivision plan as presented, and the principle of the highly desirable land exchange authorized earlier is satisfied.

Concerning the matter of value, however, the subdivider does stand to gain an additional 6,222 square feet of land area in the northerly portion, beyond that contemplated in the exchange. This amount is distributed over several lots, and is essentially back land.

The Lands Department indicates that a difference of up to 1,000 square feet from the original figure could be accepted, as a normal variation factor, but that this larger variation should be recognized in compensation by the subdivider. The Land Agent has recommended compensation in this case of 5,000 square feet at the rate of \$1.494 per square foot, for a total amount of \$7,470.00. The above unit rate is identical to that accepted by Council on January 8, 1974 for the sale of certain Corporation lands in the same subdivision, and is based on residual value attributable to raw land by deducting costs of servicing, selling, interest, legal, survey, and profit from an estimated sale price of \$25,000 for a 7,200 square foot serviced lot.

In conclusion, it is evident that the subdivision layout proposed for approval is appropriate and that the overall principle of securing the park site by exchange has been satisfied. The determination to be made by Council is whether or not additional compensation for the additional land involved in implementing the subdivision is to be required.

The foregoing is provided for the information of Council in considering the question of compensation for the difference in land.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

DGS:cm

c.c. Land Agent

ITEM 21 (SUPPLEMENTARY)

MANAGER'S REPORT NO. 45

COUNCIL MEETING June 17/74

ITEM 13

MANAGER'S REPORT NO. 73

COUNCIL MEETING Oct. 1, 1973

13. Re: Acquisition of Parkland by Exchange  
Camrose Park Subdivision and  
Municipal Holdings in D.L. 59

The Planning Director in the following report dated September 27, 1973 advises that he and the Land Agent are prepared to recommend the exchange of approximately 86,370 sq ft of land owned by North American Contractors Ltd required for park purposes for approximately 25,585 sq ft of Municipal land over which is registered a B.C. Hydro easement.

This exchange does not involve the passage of any money and it has not been submitted to the Parks and Recreation Commission for consideration because the parkland involved is already included in the 1973 Park Acquisition Program approved by the Commission and the land used in the exchange is municipal holdings, not parkland.

RECOMMENDATIONS:

THAT approximately 86,370 sq ft of land owned by North American Contractors Ltd and required for park purposes, be exchanged for approximately 25,585 sq ft of Municipal land over which is registered a B.C. Hydro easement; subject to necessary survey and legal costs being borne by North American Contractors Ltd; and

THAT a copy of this report item be forwarded to the Parks and Recreation Commission for its information.

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PLANNING DEPARTMENT  
SEPTEMBER 27, 1973

SUBJECT: CAMROSE PARK SUBDIVISION AND  
MUNICIPAL HOLDINGS IN D.L. 59

During 1968, the Municipal Council rezoned the area bounded by Broadway, Lake City Industrial Park, the Lougheed Highway and Phillips to permit a residential subdivision by North American Contractors Ltd.

An overall plan was prepared for the area, which contains in addition to land owned by the developers, approximately 19 acres of Municipal land which will become available for development once services are available due to the subdivision of the privately owned land.

North American Contractors developed one phase of the subdivision (22 lots) in 1968; are currently subdividing another 5 lots and wish to proceed with further subdivision by developing a road which connects Lawrence Drive with Broadway. This proposal has the advantage of providing a more appropriate access to the subdivision than that which exists from the Lougheed Highway, and will permit children from the subdivision to reach their elementary school without walking along the verge of the Lougheed Highway.

In order to facilitate their subdivision, North American Contractors have proposed a land exchange whereby they obtain approximately 25,585 sq.ft. of Municipal land over which is registered a B.C. Hydro easement, for approximately 86,370 sq. ft. of land owned by North American Contractors and required for park purposes as part of the Eagle Creek trail system.

Attached is a copy of Map 19 of the 1973 Park Acquisition Programme showing the land to be obtained from North American Contractors, and a copy of a portion of the 1/200 scale strip map showing the Municipal land to be exchanged.

A large scale map of the proposed subdivision will be available at the Council meeting.

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ITEM 21 (SUPPLEMENTARY)  
MANAGER'S REPORT NO. 45  
COUNCIL MEETING June 17/74

ITEM 13  
MANAGER'S REPORT NO.  
COUNCIL MEETING Oct. 1, 73

The agreement of the Land Department to this exchange has been obtained and it is therefore recommended that:

Approximately 86,370 sq.ft. of land owned by North American Contractors Ltd. and required for park purposes, be exchanged for approximately 25,585 sq. ft. of Municipal land over which is registered a B.C. Hydro easement; subject to necessary survey and legal costs being borne by North American Contractors Ltd.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

ALP:cm

Attach.

c.c. Land Agent  
Solicitor  
Parks Administrator



ITEM 10  
 MANAGER'S REPORT NO. 73  
 COUNCIL MEETING Oct. 1/73

ITEM 21 (SUPPLEMENTARY)  
 MANAGER'S REPORT NO. 45  
 COUNCIL MEETING June 17/74

