

Re: Proposed Land Exchange for the
Norwegian Government Seamens Welfare Building
(R.Z. #30/73)- 6540/90 Thomas Street

Following is a report from the Director of Planning regarding a cost sharing proposal for services as required for an exchange of lands involving the Municipality and the Norwegian Government Seamens Service.

RECOMMENDATIONS:

1. THAT the Municipality reaffirm its agreement to meet the cost of water supply to the site as a part of the original terms of the land exchange but up to a revised sum of \$30,000 to reflect current cost estimates; and
2. THAT Council agree to modify the standard of servicing improvements to Thomas Street as detailed under Sections 4.3 and 4.4 of the Planning Director's report; and
3. THAT Council reaffirm its agreement as detailed under (3.1) of the Planning Director's report to share the 1/3 cost of constructing Thomas Street to its finished standard across the entire northerly flankage of the subject site.

PLANNING DEPARTMENT
NOVEMBER 29, 1974

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

1.0 SUBJECT: PROPOSED LAND EXCHANGE FOR THE
NORWEGIAN GOVERNMENT SEAMENS WELFARE BUILDING
(R.Z. #30/73) - 6540/90 THOMAS STREET

2.0 BACKGROUND:

- 2.1 This rezoning has received its Public Hearing on June 25, 1974 and on July 8, 1974 Council gave the proposed rezoning two readings.
- 2.2 Council will recall that the Norwegian Government's Seamens Service proposes to develop a recreational centre on land presently owned by the Municipality, immediately south of the Kensington Transit Centre, subject to an exchange of lands with the Corporation for the 5-acre site east of Kensington Avenue currently owned by the Seamens Service (see attached site map). The contemplated exchange if completed would provide the Municipality with a key parcel of land at the western end of Burnaby Lake (the last remaining major property at the western end of the Burnaby Lake Sports Complex slated for Municipal park acquisition).
- 2.3 It has taken the applicant considerable time to prepare design plans suitable to the Planning Department and the sponsor, the Norwegian Government, as all significant details and decisions must come from Oslo and extensive design of site services in this peat area are required. Consequently, this rezoning has been in progress since May 1973.

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3.0 SERVICING COSTS:

3.1 As part of the land exchange and consistent with Council's benevolent subdivision policy where abutting Municipal lands benefit from servicing improvements, Council on January 21, 1974 agreed to:

- a. "A modification of the terms of the proposed exchange so as to include the Municipality in a sharing to the maximum extent of one-third of the final cost of constructing Thomas Street to its finished standard across the entire northerly flankage of the proposed site." (This includes road, sidewalk, and storm sewer but not street lights.)
- b. "Permit the placing of fill material on that portion of the Municipal land involved in the exchange."

3.2 As part of the original land exchange terms of agreement drawn up in April 1973 Council endorsed the recommendation "That the Parks Commission authorize an expenditure not to exceed \$22,500 against the Parkland Acquisition Account, to cover the cost of water supply to the site".

3.3 On August 23, 1973 the Municipal Engineer estimated the cost of servicing the above site as follows:

Road - (450' of 46' road with curbs and gutters)	\$ 41,000
Storm water	\$ 50,000
Ornamental Street Lighting	\$ 5,000
Water Supply	(Corporation) \$ 22,500
TOTAL	\$118,500

3.4 On October 15, 1974 the Municipal Engineer upon receipt of a detailed soils report from the applicant's consultant and by working with this consultant on aspects of the extensive engineering work required for this site, submitted a revised preliminary estimate for providing services to the subject site, which also reflected the considerable increase in costs due to inflation since the original August 23, 1973 estimate:

a) Road - 46' paving curbs and gutters	\$102,000
b) Street Lights	\$ 6,000
c) Water Supply	\$ 30,000
d) Storm Sewer on piles	\$150,000
TOTAL	\$288,000

4.0 CONCLUSIONS:

4.1 The original proposed standards for completion of Thomas Street as outlined under (3.4) are more accurately estimated based on actual Engineering design drawings. A further \$60,000 is required to install the mandatory underground power and telephone lines. The developer advises that the Norwegian Government would be unable to meet the above costs and would abandon the land exchange and the project.

4.2 The Municipal Engineer concurs with the Planning Department that \$288,000 is an excessive expenditure to provide services to this small (9400 sq. ft.) non-commercial development. The Municipal Engineer states in the October 15 memo that "a cost benefit approach to this project indicates that it is premature to construct road services to such a high standard at this time because of anticipated ground settlements over the next five to ten years."

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4.3 The Municipal Engineer went on to recommend "that a serious look be taken to reduce the standard of improvement required of this developer". This has led to the following revised standard of services recommended by the Planning and Engineering Departments for this rezoning:

4.3.1	Roads and Ditches - 450' of 36' wide interim paving cap, open landscaped swales both sides	\$100,000
4.3.2	Landscaped ditch - (with weeping willows, etc)	\$ 1,000
4.3.3	Street Lighting - 2 lights on south side of Thomas Street	\$ 5,000
4.3.4	Sewer - already available at south end of site	--
4.3.5	Water Supply	\$ 30,000
	TOTAL	\$136,000

4.4 As currently proposed the cost sharing between the applicant and the Municipality would be as follows:

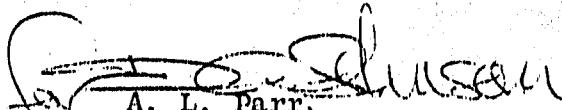
Applicant - $2/3(\$100,000 + \$ 1,000) + \$ 5,000 = \$72,333.00$
 (Street Lights)

Municipality- $1/3(\$100,000 + \$ 1,000) + \$30,000 = \$63,667.00$
 (Water Supply)

5.0 RECOMMENDATIONS

It is recommended:

- 5.1 THAT the Municipality reaffirm its agreement to meet the cost of water supply to the site as a part of the original terms of the Land Exchange but up to a revised sum of \$30,000 to reflect current cost estimates.
- 5.2 THAT the Municipality and Council agree to modify the standard of servicing improvements to Thomas Street as detailed under Sections 4.3 and 4.4 of this report.
- 5.3 THAT Council reaffirm its agreement detailed under (3.1) to share the 1/3 of the cost of constructing Thomas Street to its finished standard across the entire northerly flankage of the subject site.


 A. L. Parr,
 DIRECTOR OF PLANNING.

SJB:cm
Attach.

c.c. Parks and Recreation Administrator

ITEM 18
MANAGER'S REPORT NO. 5
COUNCIL MEETING Jun. 21/74

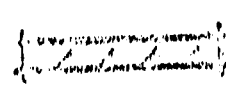
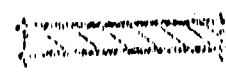
ITEM 9
MANAGER'S REPORT NO. 4
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SCALE 1:400
DRAWN SH
DATE May 1973

REZONING REFERENCE 30/73
MUNICIPALITY OF RICHMOND
BUREAU OF PLANNING & DEVELOPMENT

 SUBJECT PROPERTY - CORPORATION
 SEAMAN'S SERVICE PROPERTY -
 PROPOSED FOR EXCHANGE.