

ITEM 43
MANAGER'S REPORT NO. 51
COUNCIL MEETING July 22/74

Re: Financial Assistance under the Greenbelt Fund
Acquisition of Kapoor Holdings and
Acquisition of Fraser River Park Strip

The following report from the Planning Director dated July 17, 1974, summarizes the negotiations to date with the B.C. Land Commission regarding the above two property acquisitions.

The Municipal Manager has had considerable discussion with the Chairman of the Commission and his staff in connection with the acquisitions and we have now reached a position of making a recommendation to Council.

RECOMMENDATIONS:

THAT the Municipal Manager be instructed to advise the B.C. Land Commission that the Municipality of Burnaby is not prepared to give the Commission outright ownership in 10 acres of Kapoor holdings but that it is prepared to give Her Majesty the Queen on behalf of the B.C. Land Commission a 50 percent interest, in the form of tenancy-in-common, in the 10 acre portion of the Kapoor holdings, as shown on the attached sketch A, and Lot 21, D.L. 166A, Plan 45841 along the Fraser River foreshore, as shown on the attached sketch B, for the sum of \$800,000 subject to the development of a mutually acceptable management agreement covering both parcels; and

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

* * * * *

PLANNING DEPARTMENT
JULY 17, 1974

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: FINANCIAL ASSISTANCE UNDER THE GREENBELT FUND

A. BACKGROUND

The Municipal Council, at its "In Camera" meeting of June 10, 1974, authorized the acquisition of the Kapoor holdings on Burrard Inlet for marine park purposes. At that time, Council further authorized the Mayor and Manager to make whatever additional representations are necessary to the Federal and Provincial governments for financial assistance towards the total cost of the Marine Park acquisitions proposed in the Eastern Burrard Inlet Development Concept.

Subsequent to this recent Council action, considerable discussion has been held with the B.C. Land Commission regarding possible financial assistance in the acquisition of the Kapoor properties by means of the Greenbelt Protection Fund Act administered by the Commission. Council will recall that the Commission also has before them an additional application for financial assistance to help offset costs for the completed purchase of a 6.06 acre park strip along the Fraser River at the foot of Byrne Road (see attached letter dated June 10, 1974).

B. FINANCIAL ASSISTANCE PROPOSAL

The Land Commission has now had an opportunity to review these applications and has indicated its agreement to recommend to the Environment and Land Use Committee financial assistance in the amount of \$800,000 under the Greenbelt Fund terms of reference on the following basis:

1. \$620,000 to be applied to the acquisition of the 10 acre foreshore portion of the Kapoor property located within the recreational core area. As a first alternative the Commission wishes to acquire title to the 10 acres outlined on the attached sketch A, and to subsequently give the Municipality a long-term lease to manage it. Its second alternative is to have tenancy in common with the Municipality on the same 10 acres. A management agreement between the Municipality and the Provincial government would be enacted in either instance. This portion of the financial assistance recommendation has been confirmed in writing in a letter from the Commission dated July 18, 1974 (see attached).

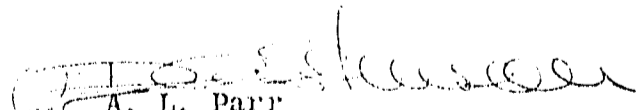
2. \$180,000 to be applied to the total acquisition cost of \$364,200 already assumed by the Municipality for the purchase of the 6.06 acre parcel describes as Lot 21, D.L. 166A, Plan 45841 along the Fraser River foreshore (see attached sketch B). The Commission proposes tenancy in common for Lot 21 on the basis of this financial assistance. This recommendation for financial assistance has also been confirmed in writing by the Commission in a letter dated July 19, 1974 (see attached).

Staff have reviewed the response from the Commission and would recommend to Council that the Land Commission be given a 50 percent interest in the 10 acre portion of the Kapoor holdings and Lot 21, D.L. 166A, Plan 45841 along the Fraser River foreshore for the sum of \$800,000 subject to the development of a mutually acceptable management agreement. This latter subject condition should not be considered an obstacle as the Commission and the Municipality have expressed common objectives with respect to public access and park development at the Marine Park and Fraser River foreshore areas.

It should be noted that efforts are still under way to obtain financial assistance from the various federal agencies for park land acquisitions in the Marine Park System.

C. RECOMMENDATION

It is recommended THAT Her Majesty the Queen on behalf of the B.C. Land Commission be given a 50 percent interest, in the form of joint tenancy, in the 10 acre portion of the Kapoor holdings, as shown on the attached sketch A, and Lot 21, D.L. 166A, Plan 45841 along the Fraser River foreshore (see attached sketch B) for the sum of \$800,000 subject to the development of a mutually acceptable management agreement covering both parcels.


A. L. Parr
DIRECTOR OF PLANNING

JSB:cr
Attchmts.

cc: Municipal Treasurer
Land Agent
Municipal Solicitor
Parks and Recreation Administrator

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COUNCIL MEETING July 22/74

PLANNING DEPARTMENT

June 10, 1974
Our File #02.138
X Ref. PA 67-P-73
and 15.101-7

Mr. W. T. Lane,
Chairman,
B. C. Land Commission,
4259 Canada Way,
Burnaby 2, B. C.


Dear Sir:

Re: Application for Acquisition Assistance -
Lot "C", D.L. 166A, Plan 7398.

Further to our letters of December 17, 1973 and April 10, 1974 concerning the above captioned matter, I would now advise that the Corporation of Burnaby has acquired the foreshore portion of the subject property for park purposes for the amount of \$364,200.00 with the deed being registered on April 8, 1974. The acquisition of this 6.06 acre parcel, now known as Lot 21, D.L. 166A, Plan 45841, was consummated by the Municipal Council on the understanding that the Corporation would make further application to the B. C. Land Commission for financial assistance. Our previous correspondence of December 17, 1973 made reference to the reduced acquisition amount from our previous estimate of \$650,000.

The Municipality has financed this acquisition from its revolving Tax Sale Monies Fund on the assumption that any acquisition assistance funds received in this regard would be used to reduce the value of the loan outstanding to this fund. I am therefore taking this opportunity to formally advise you that the Municipality has now obtained title of this parcel, in order that this new information can be included within our application for financial assistance.

Yours truly,


A. L. Parr,
DIRECTOR OF PLANNING.

JSB:ew
c.c. Municipal Manager
Municipal Treasurer



LAND COMMISSION

4259 CANADA WAY

BURNABY 2, B.C.

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MANAGER'S REPORT NO. 51

COUNCIL MEETING July 22/74

RECEIVED

JUL 18 1974

MUNICIPAL MANAGER'S
OFFICE

18 July 1974

Mr. M. J. Shelley
Municipal Manager
Corp. of District of Burnaby
Municipal Hall
4449 Canada Way
Burnaby, B. C. V5G 1M2

Dear Mr. Shelley

Re: Proposed Acquisition of a Portion of Block 13, District Lot 213
Plan 3081, located on the Burrard Inlet with the
Corporation of the District of Burnaby

The Land Commission has considered Greater Vancouver Regional District's suggested priority for greenbelt acquisition of the above described property owned by Kapoor Holdings Limited. We agree to recommend to the Environment and Land Use Committee the purchase of the 10 acres of land outlined in red on the attached map for an amount not to exceed \$620,000.00.

We feel this portion of Kapoor Holdings property should be owned outright by the Land Commission and a long term lease arrangement (perhaps 40 years) be drawn up with Burnaby to provide for the Municipality retaining responsibility for the management of the site.

In the event the Municipality is not in favour of such an arrangement, we would consider the possibility of a tenancy-in-common between the Land Commission and the Corporation of the District of Burnaby.

We hope this proposal meets with your approval and we look forward to receiving the Council's comments on the form of ownership acceptable to the Municipality for the Kapoor lands.

Yours truly

Mary Lawson, Commissioner
W. T. Lane
Chairman

SM/pr

c.c. Greater Vancouver Regional District



BRITISH COLUMBIA (X ref)
LAND COMMISSION 2.12.74)

4259 CANADA WAY

BURNABY 2, B.C.

RECEIVED

JUL 19 1974

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19 July 1974

MUNICIPAL MANAGER'S
OFFICE

Mr. M. J. Shelley
Municipal Manager
Corporation of the District of Burnaby
4949 Canada Way
Burnaby 2, B. C.

Dear Mr. Shelley

Re: Acquisition Assistance
Lot 21, District Lot 166A, Plan 45841 N.W.D.
located in the Big Bend area on the Fraser River

The Commission has reviewed your submission on the above described property and agrees to recommend to the Environment and Land Use Committee that we contribute \$180,000.00 towards the purchase of the 6.06 acre site.

With regard to the form of ownership of the property, we support your arrangement of tenancy-in-common between Her Majesty the Queen on behalf of the Land Commission and the Corporation of the District of Burnaby.

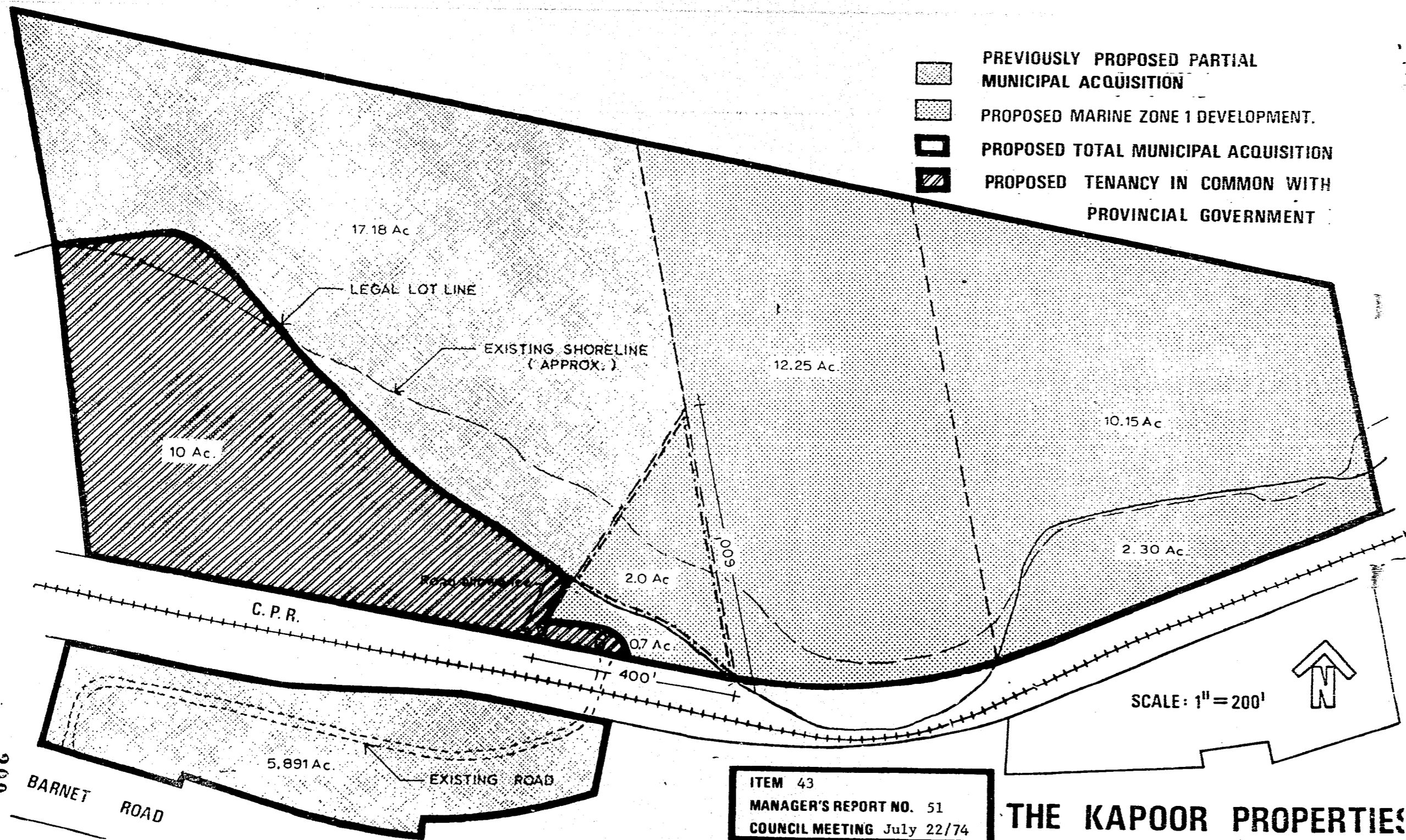
Yours truly





W. T. Lane
for W. T. Lane
Chairman

SM/pr

c.c. Greater Vancouver Regional District

cc: J. Bellhouse ✓



-  PREVIOUSLY PROPOSED PARTIAL MUNICIPAL ACQUISITION
-  PROPOSED MARINE ZONE 1 DEVELOPMENT.
-  PROPOSED TOTAL MUNICIPAL ACQUISITION
-  PROPOSED TENANCY IN COMMON WITH PROVINCIAL GOVERNMENT

SCALE: 1" = 200'



209
BARNET ROAD

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THE KAPOOR PROPERTIES
June 7 / 74 Figure A



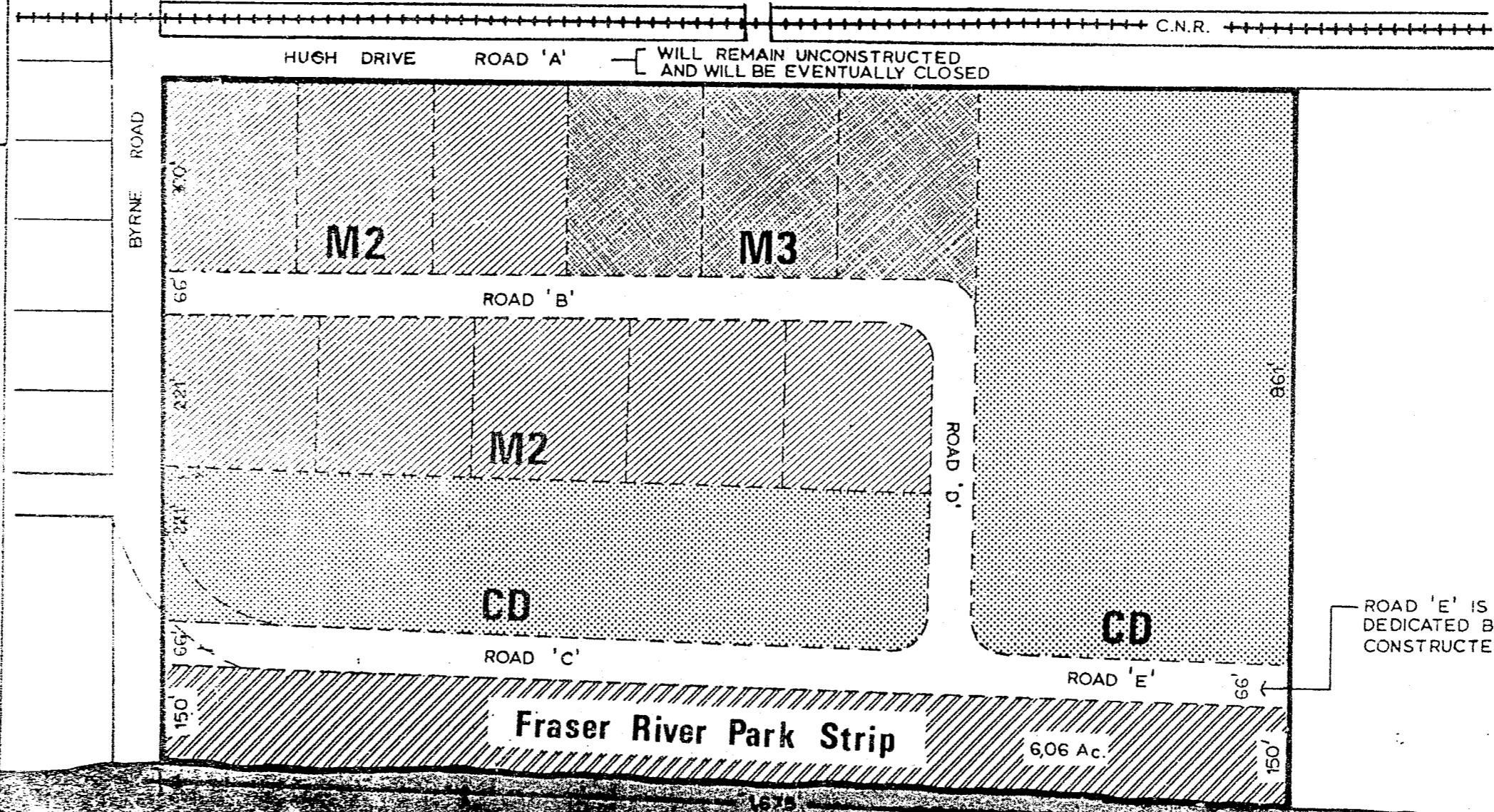
0
200'

DEVELOPMENT CONCEPT
LOT C D.L. 1992-19 AM 7398

Figure 6



PROPOSED TENANCY IN COMMON
WITH PROVINCIAL GOVERNMENT



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COUNCIL MEETING July

North Arm of the Fraser River

51

22/74

JOHN DEWEY

18

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