

ITEM 41
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

RE: LETTER DATED JULY 4, 1975 FROM MR. L.J. WESTWOOD,
SENIOR VICE-PRESIDENT - LAND DEVELOPMENT, DUNHILL DEVELOPMENT
WHICH APPEARED ON THE AGENDA FOR THE JULY 7, 1975 COUNCIL MEETING
LAND TRANSFER PROPOSALS - BURNABY 200

Appearing on the July 7, 1975 Council meeting agenda was a letter dated July 4, 1975 from Mr. L. J. Westwood, Senior Vice-President - Land Development, regarding certain outstanding general land transfer issues concerning the Burnaby 200 Project. Council was advised that a staff report would be submitted on July 21, 1975.

The following is the report of the Planning Director dated July 18, 1975 in this connection.

RECOMMENDATION:

1. THAT Council authorize the Planning Department to continue towards the resolution of the remaining land transfer issues as outlined in this report.

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PLANNING DEPARTMENT
JULY 18, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: LAND TRANSFER PROPOSALS
BURNABY 200
COMMUNITY PLAN

1.0 BACKGROUND

The Planning Department has been requested to submit a report with reference to a letter dated July 3, 1975 from Mr. L. J. Westwood, Senior Vice-President of Dunhill Development Corporation commenting on the resolutions adopted by Council on June 9, 1975 concerning the Burnaby 200 - Community Plan.

On June 9, 1975 a report on general land transfers with reference to the Burnaby 200 Community Plan was submitted to Council. At that time Council directed that:

- a) the Provincial property north of the Community Plan area (north of Gaglardi Way) within the proposed Conservation area be dedicated to the Municipality at no cost.
- b) the Municipality ensure adequate market value return for the development of its land within the Community Plan area.
- c) the Province acquire the 13.9 acre portion of land directly east of Underhill Avenue from Lake City Industrial Corporation, the present property owners, for inclusion in the Community Plan.
- d) the Province is to provide the required school sites at no cost to the Municipality.

Council also adopted the recommendations that:

1. That Council direct the Land Agent to prepare an estimate of the value of properties involved in the various land transactions outlined in the attached Schedule of this June 4, 1975 report and to commence negotiations towards

the completion of the applicable land transactions subject to Council's final approval."

2. "That Council authorize the preparation of a report for submission to the Provincial Government requesting compensation on a market value basis for the 21.3 acres of municipal land acquired without payment for the Gagliardi Way alignment in May of 1965."

2.0. FURTHER DISCUSSION

In order to clarify a number of points made in Mr. Westwood's letter of July 3, 1975, further discussions were held with the developer. As a result of these further discussions the land transfer issues of concern would appear to be resolved or likely to be resolved in the near future. The summarized resolution of these land transfer issues should have the effect of optimizing the overall benefits to the Municipality while maintaining the basic viability of the proposed residential development from the applicant's point of view. In light of the further discussions, a number of land transfer comments noted in the developer's letter of July 3, 1975 would appear to be no longer applicable.

The following issues have been resolved or are in the process of being resolved as follows:

- 2.1 The dedication of the Provincial property north of the Community Plan area within the Conservation area will be made at no cost to the Municipality.
- 2.2 Negotiations are continuing between the developer and the Land Agent towards a mutually acceptable purchase price for the Municipal property within the Community Plan area subject to the final approval of Council.
- 2.3 Upon further discussion, the developer has indicated his willingness to acquire the 13.9 acre parcel owned at present by Lake City Industrial Corporation as long as the cost of acquisition can be amortized over the total residential development. Basically this would appear to be a reasonable and fair proposal. Towards this end, the Planning Department is investigating the possibility of locating a number of residential units on the subject 13.9 acre parcel and additional units on a few other appropriate selected areas within the Community Plan.
- 2.4 The developer is prepared to provide the required school sites at no cost to the Municipality or the School Board.
- 2.5 The park/conservation areas would be dedicated by the developer.
- 2.6 Appropriate community facilities would be provided by the developer.
- 2.7 As directed by Council the Planning Department is pursuing the preparation of a report for submission to the Provincial Government requesting compensation on a market value basis for the 21.3 acres of municipal land acquired without payment for the Gagliardi Way alignment in May of 1965.

In summary, the land transfer/community facilities issues 2.1, 2.4, 2.5, and 2.6 are resolved. Land transfer issues 2.2, 2.3, and 2.7 are in the process of being resolved in the near future.

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3.0 RECOMMENDATION

It is recommended that Council authorize the Planning Department to continue towards the resolution of the remaining land transfer issues as outlined in this report.


A. L. Parr,
DIRECTOR OF PLANNING.

KI:cm

c.c. Land Agent