

Re: PROPOSED EXCHANGE OF PROPERTY WITH CANADIAN NATIONAL RAILWAY

Following is a report from the Director of Planning regarding a proposed exchange of property with the Canadian National Railway.

RECOMMENDATIONS:

1. THAT Council approve in principle the proposed exchange of property between the Municipality and the Canadian National Railway on the basis of the attached Figure 2; and
2. THAT the Land Agent be directed to commence further negotiations with the C.N.R. to effect the proposed exchange of property as outlined on the attached Figure 2.

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Sept.17, 1975
Our File #15.101-(9)

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

RE: PROPOSED EXCHANGE OF PROPERTY - MUNICIPALITY OF BURNABY AND THE CANADIAN NATIONAL RAILWAY.

Council at its meeting of January 20, 1975 authorized staff to work with Dominion Bridge Co. Ltd. in preparing a comprehensive plan of development on the basis of an amendment to the Big Bend Development Plan as portrayed on the attached figure 1. Concurrent with this action, Council also authorized staff to prepare a report outlining a proposed exchange of property in the Big Bend Area between the Corporation and the Canadian National Railway for the consideration of Council. Such an exchange would seek to further implement the various land use objectives as provided for in the Big Bend Development Plan.

Dominion Bridge has subsequently announced its intentions not to relocate its existing structural steel and plate fabricating operations to the Big Bend Area. However, this issue is considered peripheral to the land exchange concept and as such has not affected the submission of this report.

Figure 2 attached to this report item indicates those lands south of the B. C. Hydro right-of-way that are currently under the ownership of the Municipality and the C. N. R. . Also noted is a 4.618 acre area to be conveyed to the Municipality from the Greater Vancouver Sewerage and Drainage District as part of a previous land exchange.

The proposed exchange of certain of these properties as outlined on the attached figure 3 has mutual benefits that would accrue to both the Municipality and the C. N. R. . The ownership pattern that would result from this proposed exchange is shown on the attached figure 4 and reflects the consolidation of those Municipal properties west of Byrne Road with the existing C. N. R. holdings to create an assembled area of approximately 152 acres. This large tract has been designated in the Development Plan for comprehensive development of an industrial park complex. In exchange

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for the transfer of these Municipal holdings, it is proposed that the Municipality obtain those C. N. R. holdings required to finalize the consolidation of the proposed Fraser River foreshore park area extending some 10,500 lineal feet along the Fraser River waterfront.¹ In addition, the Municipality should obtain those C. N. R. holdings between Tillicum Avenue and Byrne Road and immediately south and adjacent to the existing Mandeville Avenue right-of-way. These lands totalling some 5.0 acres, in conjunction with existing Municipal holdings in the immediate area would help assure consolidation and a higher degree of development control for these industrial properties. In that these lands immediately flank the proposed major industrial loop road for the area, it is considered critical to initiate this assembly to assist the proper development of this particular area. Also proposed for inclusion in the exchange are some 3.7 acres to the rear of certain of the properties fronting the west side of Byrne Road. These lands are required for the implementation of the continuous parkstrip from the South Slope to the foreshore park areas.

The proposed exchange of property, if implemented, would result in the following transfer of acreages:

<u>Lands</u>	<u>Area</u>
From the Municipality to the C. N. R.	72.3 acres
From the C. N. R. to the Municipality	63.9 acres

It should be noted that the proposed exchange of property reflects the proposed amendments to the park configuration at the eastern terminus of the foreshore parkstrip as illustrated on figure 1. The Planning Department believes this to be the most advantageous arrangement in that it provides for an expanded and more contiguous park terminus while at the same time allowing for the development of a major water oriented industry immediately adjacent to existing industry in the area. This industrial expansion area should be reserved exclusively for a water oriented industry and be developed with particular awareness of the site's proximity to the foreshore park area.

The Land Agent has reviewed the lands involved in the proposed exchange and has provided an estimated value of the affected properties. Following receipt of the initial estimate a minor adjustment was made to the area of the lands involved to bring the relative value of the lands involved in line with one another. The relative value has been provided as follows:

<u>Area</u>	<u>Estimated Value</u>
Municipal property (72.3 acres)	\$ 1,835,700
C. N. R. property (63.9 acres)	\$ 1,835,700

This exchange proposal has been prepared following preliminary discussions with representatives of the C. N. R. and now requires Council approval in principle in order that actual negotiations may commence.

¹ Commonwealth Construction Ltd. has now conveyed to the Municipality a public access easement in perpetuity over its foreshore property.


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RECOMMENDATION

It is recommended

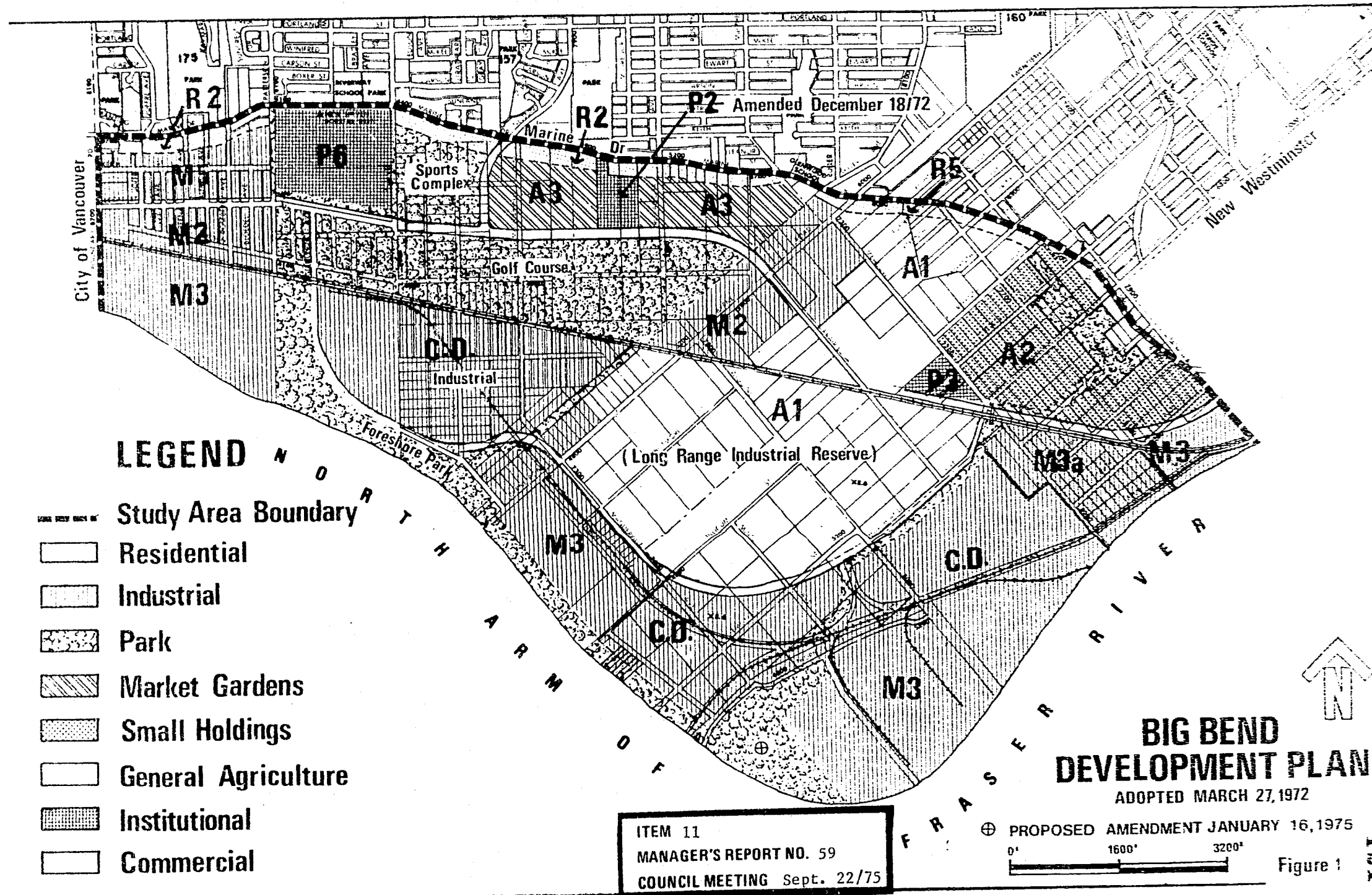
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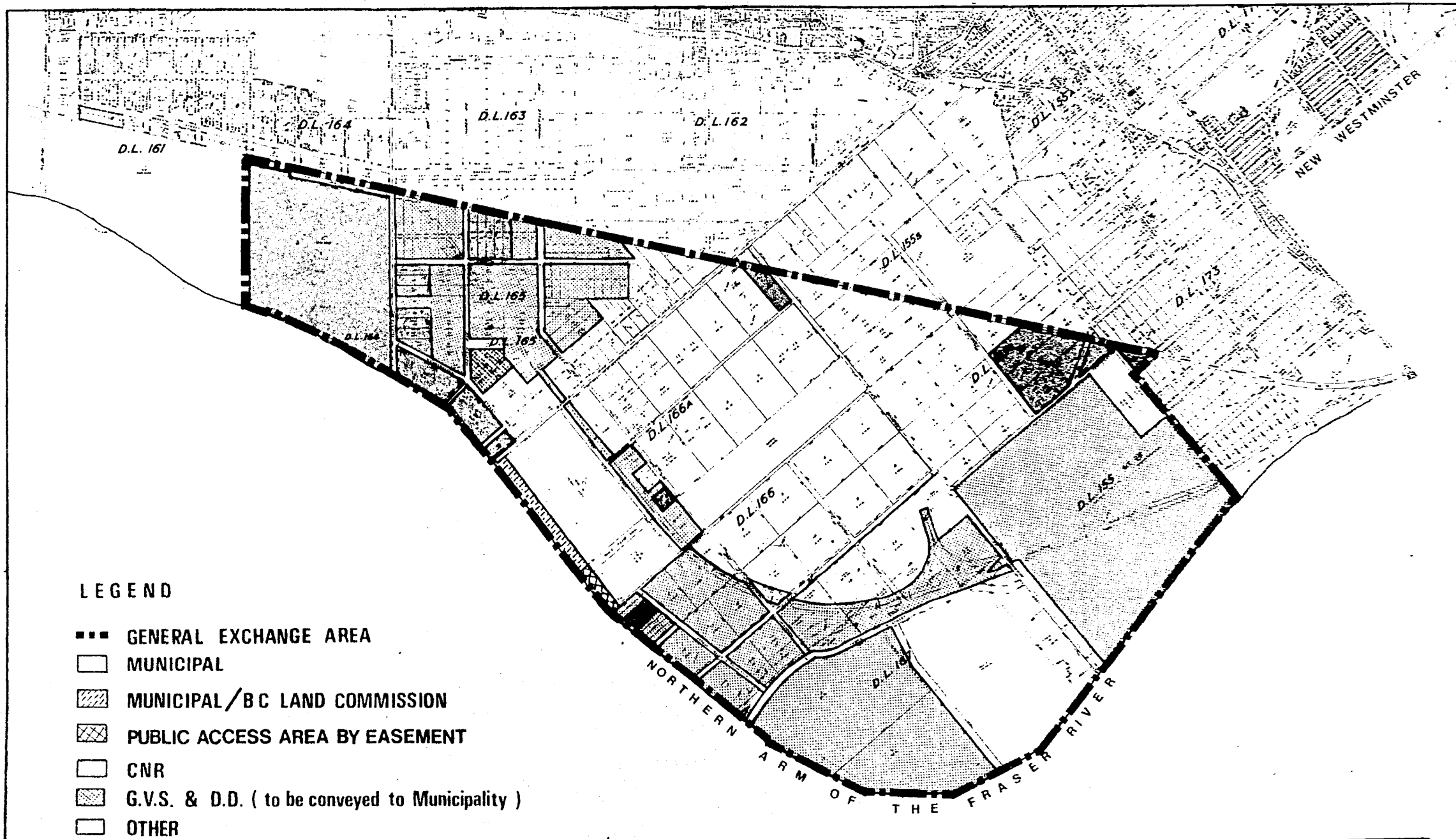

A. L. Parr,
DIRECTOR OF PLANNING.

JSB:ew

att.

c. c. Land Agent
Parks and Recreation Administrator





LEGEND

- GENERAL EXCHANGE AREA
- MUNICIPAL
- ▨ MUNICIPAL/BC LAND COMMISSION
- ▩ PUBLIC ACCESS AREA BY EASEMENT
- CNR
- ▧ G.V.S. & D.D. (to be conveyed to Municipality)
- OTHER

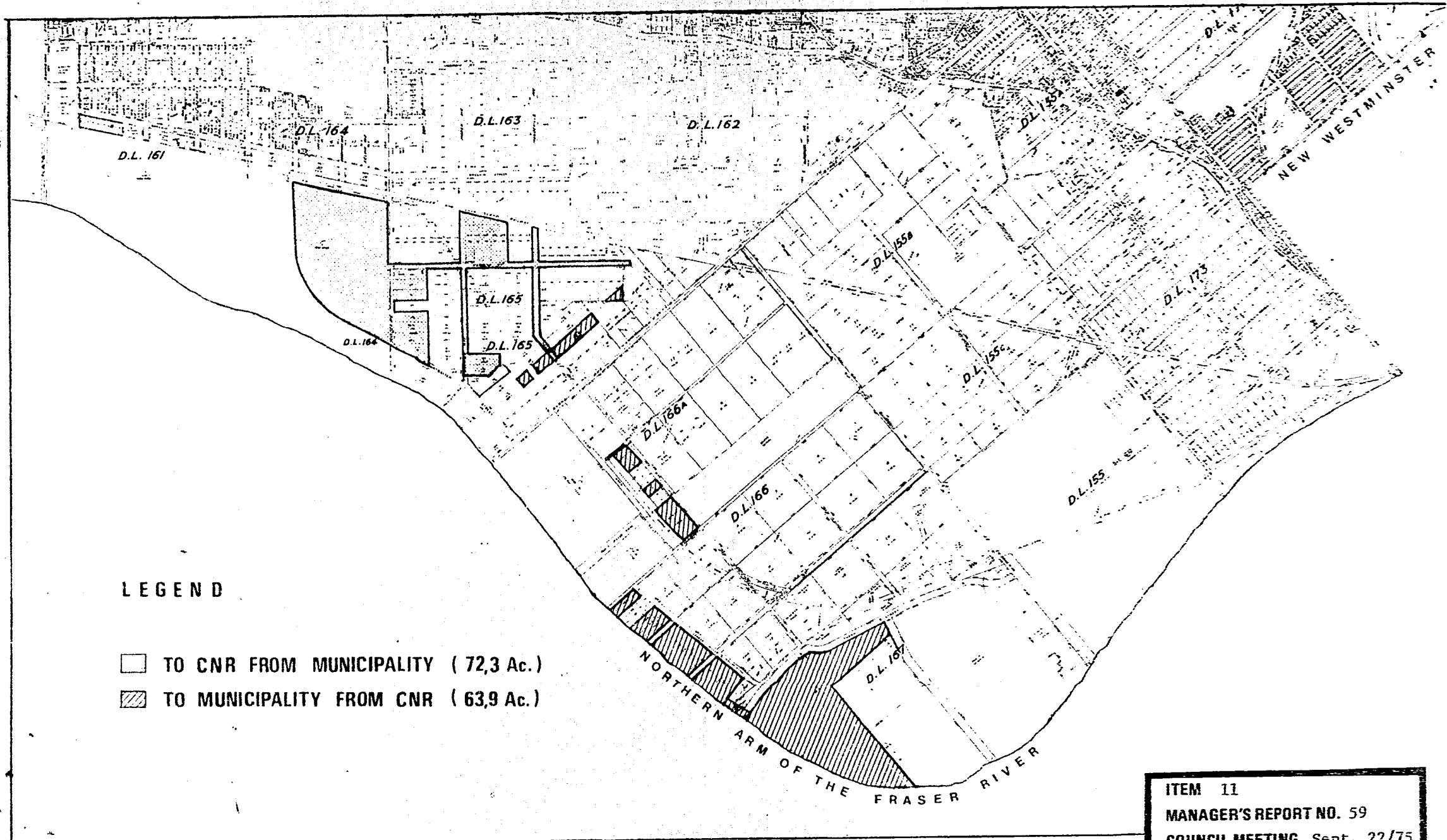
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Scale: 1" = 1,600' (Approx.)

EXISTING OWNERSHIP

FIGURE 2


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LEGEND

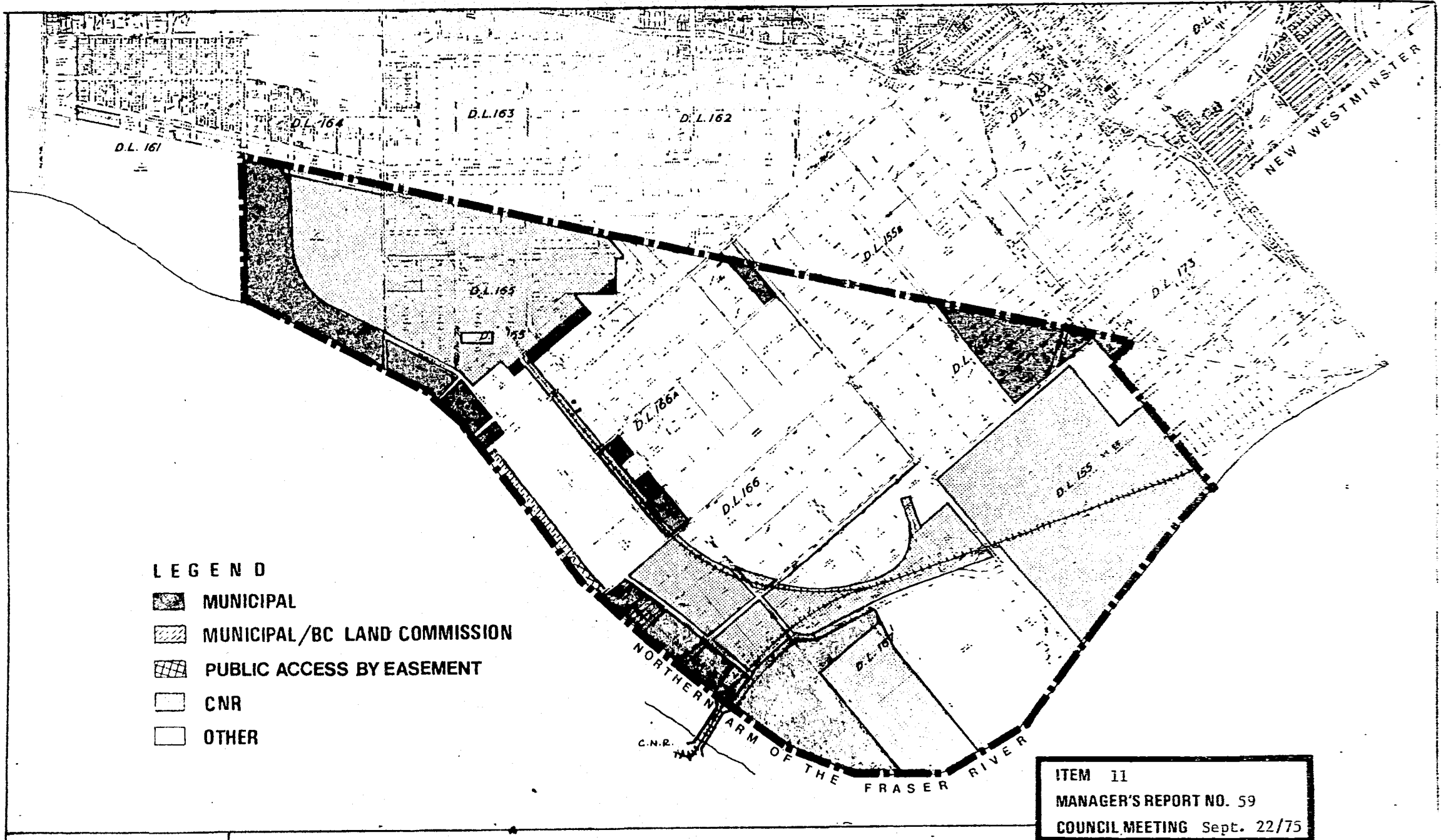
- TO CNR FROM MUNICIPALITY (72,3 Ac.)
- TO MUNICIPALITY FROM CNR (63,9 Ac.)

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 Scale: 1" = 1,600' (Approx.)

PROPOSED EXCHANGE OF PROPERTY


FIGURE 3



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OWNERSHIP FOLLOWING EXCHANGE

FIGURE 4


 Scale: 1" = 1,600' (Approx.)