

Re: PROPOSED LAND EXCHANGE AND DITCH TREATMENT -
COMMONWEALTH CONSTRUCTION PROPERTY IN BIG BEND AREA

Following is a joint report from the Director of Planning and the Municipal Engineer dated August 24, 1977 in connection with a proposed land exchange and ditch treatment for the Commonwealth Construction property in the Big Bend Area.

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a road closing by-law for that portion of the redundant right-of-way which is shown on the attached Figure "A"; and
2. THAT Council authorize the exchange of aforementioned closed right-of-way with a parcel which will be vested in the name of the Corporation as shown on the attached Figure "A"; and
3. THAT Council authorize the granting of an access easement across the Municipal parcel to provide Commonwealth with access to their dock facilities as illustrated on Figure "A"; and
4. THAT the Municipal Surveyor be authorized to prepare the requisite survey plans and that the Municipal Solicitor be authorized to prepare the requisite documentation providing Commonwealth Construction is responsible for the related costs; and
5. THAT Council authorize the expenditure of \$33,500 to enclose a portion of the ditch within the proposed drainage easement as illustrated on Figure "A".

RECOMMENDATION:

6. THAT Council grant authorization to prepare and execute the easement agreements as outlined in this report.

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING AND MUNICIPAL ENGINEER

SUBJECT: PROPOSED LAND EXCHANGE AND DITCH TREATMENT —
COMMONWEALTH CONSTRUCTION PROPERTY IN BIG BEND AREA

The subject property is located southwest of the intersection of Tillicum Street and the Hugh Drive right-of-way as shown on the attached Figure "A".

PROPOSED LAND EXCHANGE

Council will note on Figure "A" that the Fraser Park Drive right-of-way terminates at the western boundary of the Commonwealth property. To provide for the eventual continuation of this roadway through to Tillicum Street adjacent to the Fraser River Foreshore Parklands, a right-of-way would need to be acquired across Commonwealth's lands. The outright acquisition of this right-of-way would be a costly endeavour. However, a unique situation exists in this instance, as it is possible to exchange the redundant Hugh Drive right-of-way located adjacent to the northern boundary of the Commonwealth property, with the lands required for the Fraser Park Drive right-of-way.

While this exchange would be on an area for area basis, it would certainly be to the Corporation's advantage, as the Municipality would be acquiring a desired right-of-way while disposing of a redundant right-of-way which is of value only to Commonwealth as an adjacent owner.

The land exchange has been proposed to Commonwealth Construction on a tentative basis subject to Council approval. Their reaction was positive providing that it was considered as part of a package which would resolve their site geometry into its final configuration. In the course of our discussions on this subject,

we were apprised of the fact that the existing drainage ditch on the west side of Tillicum Street was located primarily on Commonwealth's property with the result that they were losing the use of a considerable area of land. Commonwealth's position was, therefore, that the question of the ditch encroachment should be resolved concurrently with the proposed land exchange.

PROPOSED DITCH TREATMENT

Commonwealth has applied for approval to locate a major addition to their office facilities to accommodate the impending relocation of their facilities from False Creek to their Big Bend site. The existing open ditch fronting the property will certainly detract from the proposed building which is a particularly handsome design. Consequently, as a condition of the land exchange proposal, Commonwealth Construction has requested the Corporation to enclose the ditch to permit the landscaping of the front of their property in a manner consistent with the design of their office structure.

Given staff concurrence with the enclosure of a portion of the ditch as illustrated on Figure "A" as a condition of the proposed property exchange, Commonwealth Construction was requested to grant a 20 foot easement to the Corporation which would contain the existing ditch. The Corporation would then enclose that portion of the ditch which fronts the proposed office complex. The Engineering Department has estimated the cost of this work to be approximately \$35,000.

Commonwealth Construction has stated that they are prepared to enter into an agreement which would result in the land exchange as described, the enclosure of a portion of the drainage ditch, and the granting of a 20 foot drainage easement to the Corporation. They have further volunteered to provide, free of charge, sufficient sand fill to be used in the construction of this storm sewer. This sand is on site and has been used to preload their building area. This would effectively reduce the cost of the ditch enclosure to approximately \$33,500.

SUMMARY

This complete proposal is of mutual benefit to both parties and is recommended by the Planning Department relative to the proposed exchange and the use of the respective lands, particularly as related to the establishment of a fore-shore loop road extending east from Byrne Road to Tillicum Avenue; and by the Engineering Department as the most appropriate method of resolving the encroachment of the drainage ditch. The Land Agent has stated that he concurs with the proposed land exchange and that no adjustment is necessary providing Commonwealth Construction absorbs all the related costs.

RECOMMENDATION

It is therefore recommended:

1. THAT Council authorize the introduction of a road closing by-law for that portion of the redundant right-of-way which is shown on the attached Figure "A".
2. THAT Council authorize the exchange of aforementioned closed right-of-way with a parcel which will be vested in the name of the Corporation as shown on the attached Figure "A".

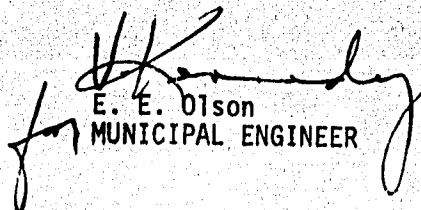
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Commonwealth Construction Property in
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3. THAT Council authorize the granting of an access easement across the Municipal parcel to provide Commonwealth with access to their dock facilities as illustrated on Figure "A".
4. THAT the Municipal Surveyor be authorized to prepare the requisite survey plans and that the Municipal Solicitor be authorized to prepare the requisite documentation providing Commonwealth Construction is responsible for the related costs.
5. THAT Council authorize the expenditure of \$33,500 to enclose a portion of the ditch within the proposed drainage easement as illustrated on Figure "A".



A. L. Parr
DIRECTOR OF PLANNING



E. E. Olson
MUNICIPAL ENGINEER

PB/JSB/dm

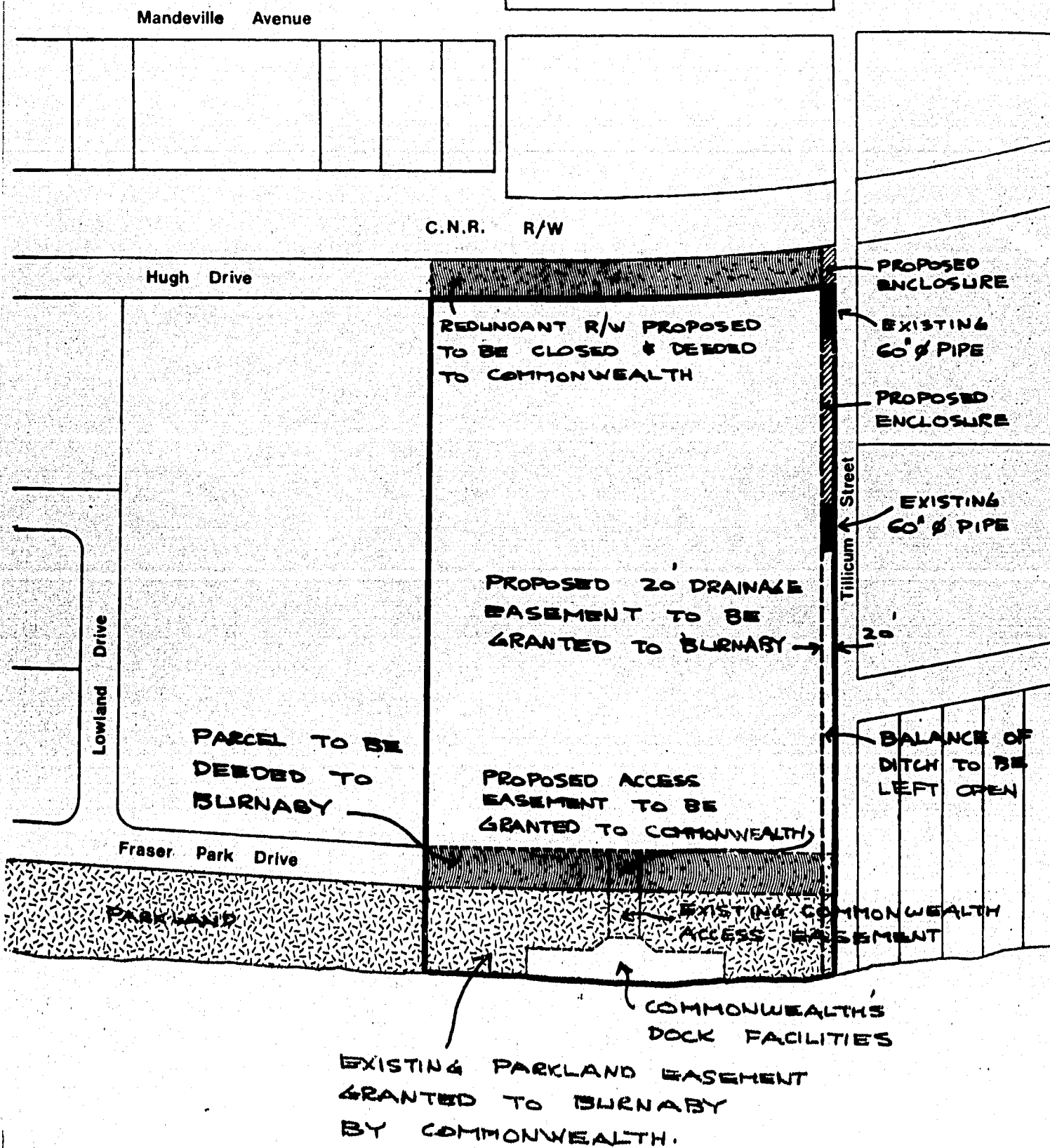
attachments

cc Land Agent
Municipal Treasurer
Municipal Solicitor
Parks and Recreation
Administrator

FIGURE 'A'

ITEM 20
MANAGER'S REPORT NO. 57
COUNCIL MEETING Aug. 29/77

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PROPOSED LAND EXCHANGE &
DITCH TREATMENT - COMMONWEALTH
PROPERTY.

1" = 200' PB
JULY 1977.