

ITEM	13
MANAGER'S REPORT NO.	68
COUNCIL MEETING	1978 10 02

RE: SOUTHWARD EXTENSION OF GAGLARDI WAY  
LOUGHEED HIGHWAY TO STORMONT INTERCHANGE  
BY THE MINISTER OF HIGHWAYS AND PUBLIC WORKS  
LAND EXCHANGE  
(ITEM 4, REPORT NO. 10, 1978 FEBRUARY 06)

Following is a report from the Director of Planning on land exchanges that are required for the subject road pattern.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1978 SEPTEMBER 25  
FROM: DIRECTOR OF PLANNING  
RE: SOUTHWARD EXTENSION OF GAGLARDI WAY  
LOUGHEED HIGHWAY TO STORMONT INTERCHANGE  
BY THE MINISTER OF HIGHWAYS AND PUBLIC WORKS  
LAND EXCHANGE

RECOMMENDATION:

1. THAT Council approve the land exchange as generally outlined in Sketch #2 and Section 2.0 of this report and authorize the Land Agent to pursue the detailed legal completion of this land exchange.

REPORT

1.0 BACKGROUND

On 1978 February 06 Council considered a report of the Planning Department informing it of the current status of the southward extension of Gagliardi Way from the Lougheed Highway to the Stormont Interchange by the Ministry of Highways and Public Works. The Ministry had submitted preliminary engineering alignment sketches of the Gagliardi Way extension which also indicated proposed necessary adjustments to the Cariboo Road alignment. Council was informed that the proposed road alignment adjustments to accommodate the construction of the Gagliardi Way Extension were appropriate. (attached Sketch #1)

ITEM	13
MANAGER'S REPORT NO.	68
COUNCIL MEETING	1978 10 02

The report further indicated that:

"The pursuance of this road pattern, in particular, the connection of Cariboo Road directly to Gaglardi Way, involves the dedication of portions of municipally-owned properties at 9047 Stormont Avenue and at 7053 Cariboo Road. Other more minor dedications may be required off municipal properties currently abutting the Gaglardi Way and Stormont Interchange rights-of-way to accommodate the final highway construction standard. This would appear to be an opportune occasion to pursue the municipal acquisition of certain provincially owned properties in the area as part of a land exchange. Our preliminary analysis indicates that the land exchange will involve approximately equal areas of property and that no monies are expected to be involved in the exchange. The identification of the specific properties which may be included in a land exchange is being pursued. We expect to be contacted by the Property Services Branch of the Ministry of Highways and Municipal Affairs shortly. The closure of redundant portions of the Stormont Avenue right-of-way will also be pursued either as an independent procedure or as part of the overall land exchange package."

The following recommendation contained in the report was adopted by Council:

"THAT authority be given to the Land Agent and the Planning Department to pursue an appropriate land exchange with the Provincial Government resulting from the adjusted road pattern in the vicinity of the Gaglardi Way extension and the Stormont Interchange on the understanding that a detailed report on the specific land exchanges will be submitted to Council for its future consideration."

## 2.0 PROPOSED LAND EXCHANGE

2.1 The Province with its powers of eminent domain can and has in the past gazetted municipal property for road rights-of-way without being obliged to compensate the municipality. The sub-base road construction on all aspects of this Stormont Interchange work is now well advanced by the Ministry of Highways and Public Works crews. The provincial property negotiator has now informed us that the Ministry is generally receptive to a land exchange involving property owned by the Province, property owned by the municipality, and road rights-of-way to be closed. A multiplicity of various size parcels are involved in these property realignments ranging from 0.007 ha (0.018 acres) to 0.47 ha (1.15 acres) as generally outlined on sketch #2. From a land use viewpoint the main value of these property exchanges is the opportunity to eventually create two consolidated future development Sites A and B (Sketch 3). The transfer to the municipality of two significant parcels of land owned by the Province at 7007 Cariboo Road (0.33 ha - 0.83 acres) and at 9048 Stormont Avenue (0.43 ha - 1.06 acres) is needed to realize these consolidated sites.

2.2 The following is a brief summary of the land exchanges:

### A. Property transferred to the Municipality:

Provincial Property -	0.76 ha (1.89 acres)
Closed Road Rights-of-way -	0.50 ha (1.23 acres)
Total	1.26 ha (3.12 acres)

B. Property transferred to the Province for road rights-of way purposes:

Total 1.08 ha (2.67 acres)

Note: Of this 1.08 ha total to be transferred to the Province, 0.12 ha (0.3 acres) is encumbered by a major B.C. Hydro and Power Authority Right-of-way, and title searches also indicate that 0.19 ha (0.47 acres) of the total has been gazetted on a past occasion.

2.3 Interim use at 9048 Stormont.

The 0.43 ha property owned by the Province at 9048 Stormont Avenue accommodates two small existing buildings.

The larger building on the eastern portion of the property is presently occupied by the R.C.M.P. Freeway Patrol while the smaller building accommodates some Highways Paving Section staff. The Province indicates that once the R.C.M.P. Freeway Patrol vacates the larger building upon completion of its new facilities on an adjacent site (RZ #48/77), the Province would like to continue to use this larger building for its Highway Paving Section staff for an interim period of approximately five years. This building would be needed for Paving Section personnel and draftsmen. No heavy machinery or works yard facilities are to be accommodated. The smaller building would be vacated and not required by the Province.

The Province appears agreeable to the transfer of ownership of this property to the Municipality on condition of maintaining this interim use on a portion of the property on a \$1.00 per year type of rental agreement. The Province would be expected to bear all usual maintenance and use costs associated with its use of this existing building. At the time of legal transfer of ownership to the municipality a suitable detailed operational agreement would also be concluded.

This interim use should not preclude reasonable development if desired of Site B (Sketch #3) since this existing building is located in a corner of the developable site.

3.0 SUMMARY

The proposed land exchanges of generally 1.26 ha (3.12 acres) to the Municipality and 1.08 ha (2.67 acres) to the province would rationalize the land ownerships in this area in the light of the Stormont Interchange/Cariboo Road road construction. The final land exchange will be based on a registrable legal survey plan which will be completed by the Ministry of Highways and Public Works when the Stormont Interchange/Cariboo Road project has been constructed.

*AWP*

KI/nb

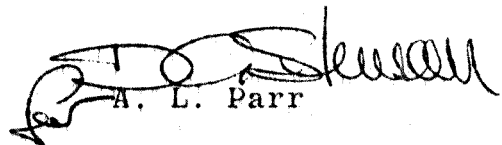
attach - 3 sketches

cc: - Land Agent

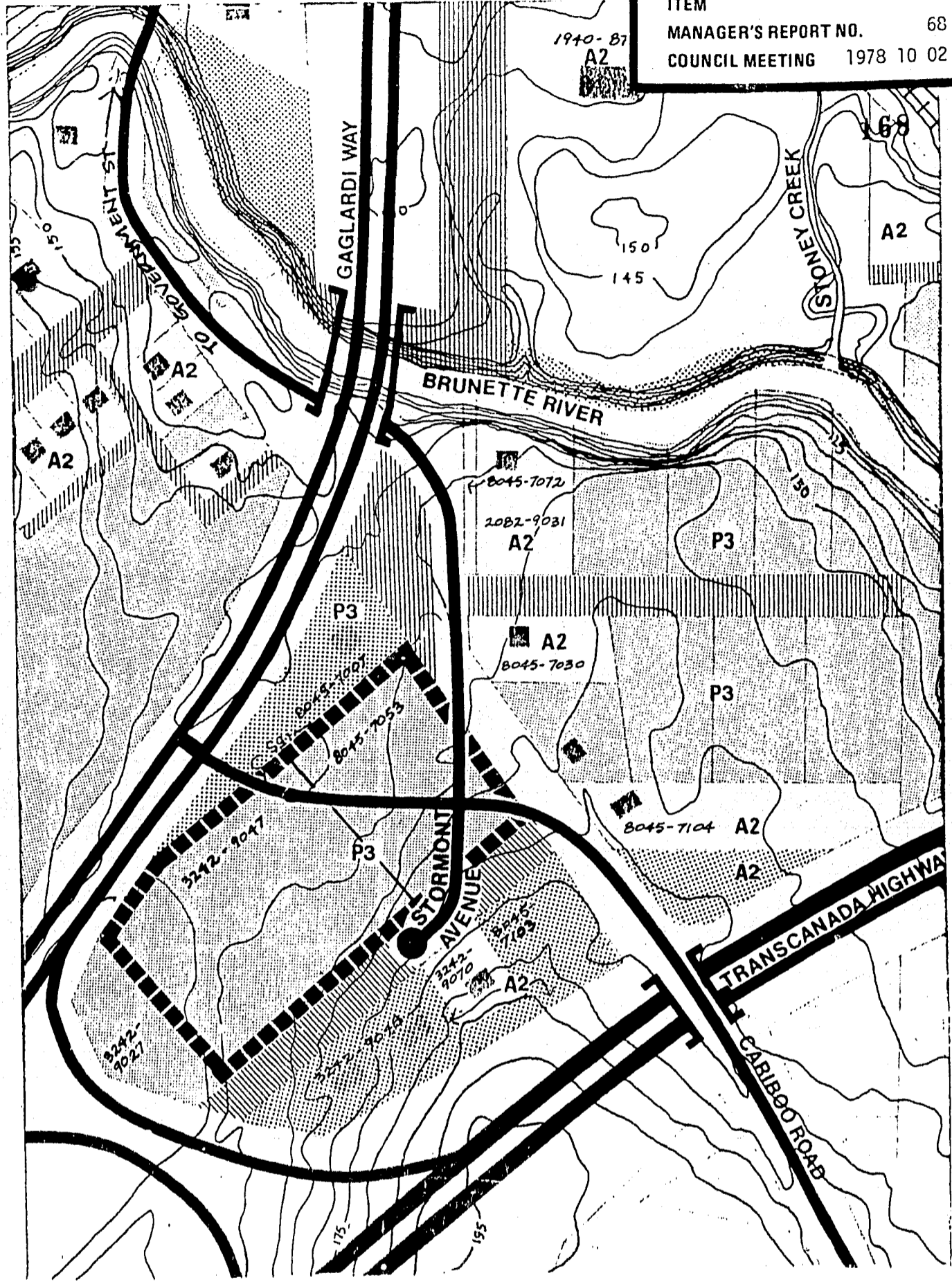
Parks & Recreation Administrator

Municipal Engineer

Municipal Solicitor

  
A. L. Parr

ITEM 13  
 MANAGER'S REPORT NO. 68  
 COUNCIL MEETING 1978 10 02




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Drawn By

GAGLIARDI WAY EXTENSION Burnaby Planning Department  
 STORMONT INTERCHANGE

OWNERSHIP.


MUNICIPAL 

PROVINCIAL 

ROAD R/W TO BE CLOSED 

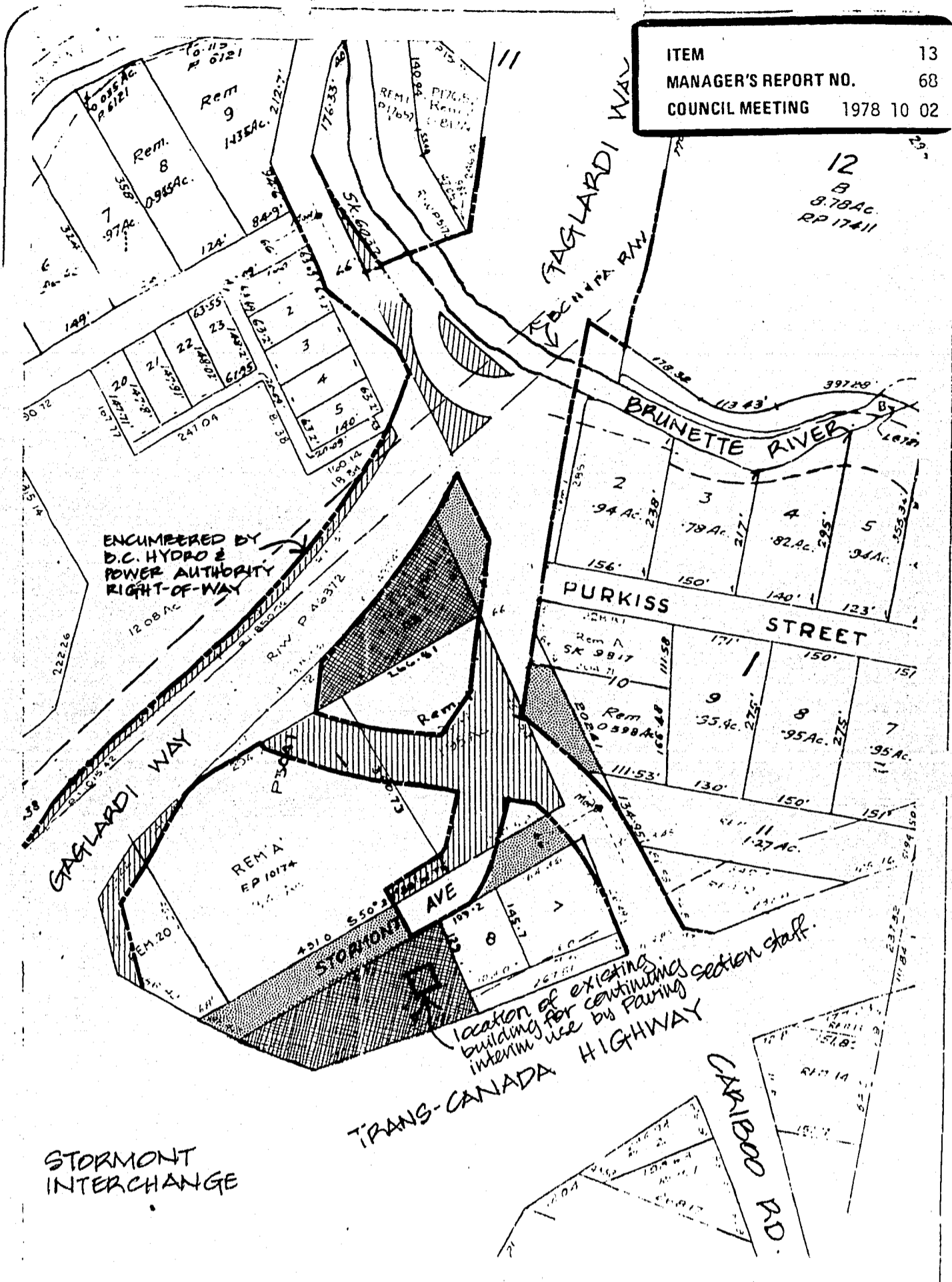
P3, A2 etc. - EXISTING ZONING

ROAD PATTERN.

 PRIMARILY AFFECTED MUNICIPAL PROPERTY  
 A 9047 STORMONT  
 D 7053 CARIBOO

SKETCH # 1

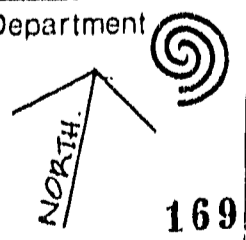
ITEM	13
MANAGER'S REPORT NO.	68
COUNCIL MEETING	1978 10 02



Date	SEPT/78
Scale	1" = 200'
Drawn By	

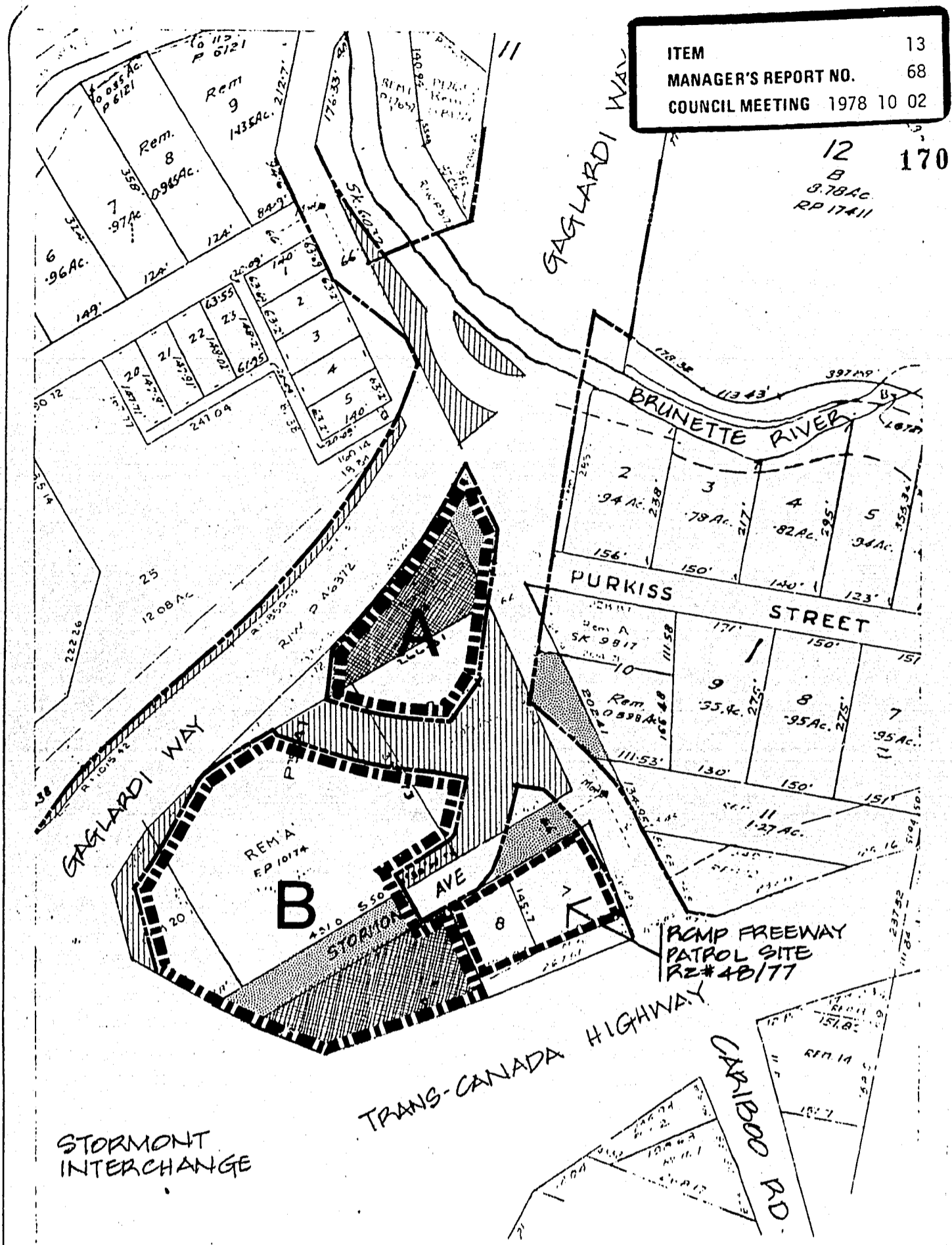
Burnaby Planning Department  
**CONSTRUCTION OF STORMONT INTERCHANGE AND GAGLARDI WAY CONNECTION**  
**REALIGNMENT OF CARIBOO ROAD.**

- PROPERTY OWNERSHIP REALIGNMENTS.
- FROM BURNABY TO PROVINCE
  - FROM PROVINCE TO BURNABY
  - CLOSED ROAD R/W'S TO BURNABY



7007 CARIBOO & 7048 STORMONT.  
**SKETCH #2**

169



Date  
SEPT/78

Scale  
1" = 200'

Drawn By

Burnaby Planning Department

CONSTRUCTION OF STORMONT INTERCHANGE AND GAGLARDI WAY CONNECTION  
REALIGNMENT OF CARIBOO ROAD.

SITES A + B - FUTURE PARK ORIENTED PUBLIC USE CONSOLIDATED SITES UNDER BURNABY OWNERSHIP

NORTH

SKETCH #3