

ITEM	17
MANAGER'S REPORT NO.	12
COUNCIL MEETING	1979 02 12

RE: PROPOSED LAND EXCHANGE
PARCEL "A", EXPL. PL. 12719, BLK. 19E½,
LOT 1, D.L. 205, PLAN 3328 (LAUFER)
6147 HASTINGS STREET

Following is background information with respect to the manner in which Council dealt with a report on a proposed land exchange when it was received on 1979 January 29:

"The Municipal Manager recommended:

1. THAT Council approve the land exchange as illustrated on the attached sketch and subject to the following conditions:
 - a) A sum in the amount of \$15,000 to be paid to the Municipality by the owner of 6147 Hastings Street.
 - b) A sum in the amount of \$3,000 to be placed in trust with the balance payable when documents are ready for registration.

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN LEWARNE:

"THAT the recommendation of the Municipal Manager be adopted."

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this matter be referred back to the Planning Department for a justification of the proposed price per square foot as outlined in the Director of Planning's report."

CARRIED UNANIMOUSLY"

The information that Council requested is contained in the attached report from the Director of Planning.

RECOMMENDATION:

1. THAT Item 2, Report No. 08 dated 1979 January 29 be lifted from the table and that the following recommendation which is contained therein be adopted:

THAT Council approve the land exchange as illustrated on the attached sketch and subject to the following conditions:

- a) A sum in the amount of \$15,000 be paid to the Municipality by the owner of 6147 Hastings Street.
- b) A sum in the amount of \$3,000 to be placed in trust with the balance payable when documents are ready for registration.

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TO: MUNICIPAL MANAGER 1979 FEBRUARY 08
FROM: DIRECTOR OF PLANNING OUR FILE: 03.301
D.L. 205
SUBJECT: PROPOSED LAND EXCHANGE
PARCEL "A", EXPL.PL. 12719, BLK. 19E $\frac{1}{2}$,
LOT 1, D.L. 205, PLAN 3328 (LAUFER)
6147 HASTINGS STREET

RECOMMENDATION:

1. THAT Council approve the land exchange as illustrated on the attached sketch and subject to the following conditions-
 - (a) A sum in the amount of \$15,000 to be paid to the Municipality by the owner of 6147 East Hastings Street; and
 - (b) A sum of \$3,000 to be placed in trust with the balance payable when documents are ready for registration as outlined in Manager's Report No. 8, Item 2, 1979 01 29.

REPORT

Council, in considering Manager's Report No. 8, Item 2, 1979 01 29, requested further information related to the land value and desirable configuration of Municipal property at this location.

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SUBJECT: PROPOSED LAND EXCHANGE
 PARCEL "A", EXPL. PL. 12719, BLK. 19E1
 LOT 1, D.L. 205, PLAN 3328 (LAUFER
 6147 EAST HASTINGS STREET

LAND VALUE:

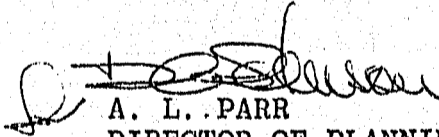
The Municipal Solicitor has provided the following information related to land value -

- (a) Commercially-zoned properties along Hastings Street in locations with reasonable pedestrian traffic are valued at approximately \$9.00 per square foot. This property is situated in an area currently experiencing little pedestrian traffic, is adjacent an oil refinery and is zoned industrially (M1). These factors suggest a lower land value.
- (b) Industrial land values in the Metrotown area range between \$6.00 to \$8.00 per square foot. While the subject property has a similar use potential, its location is not as desirable as the Metrotown area indicating a lower land value.
- (c) The proposed land exchange yields a triangular building lot - a shape relatively inefficient from a building and parking layout point of view indicating a unit area value less than a rectilinear lot.

In light of the above considerations, it is the opinion of the Legal and Lands Department that the negotiated land value of \$4.53 per square foot is appropriate and recommends acceptance by the Municipality.

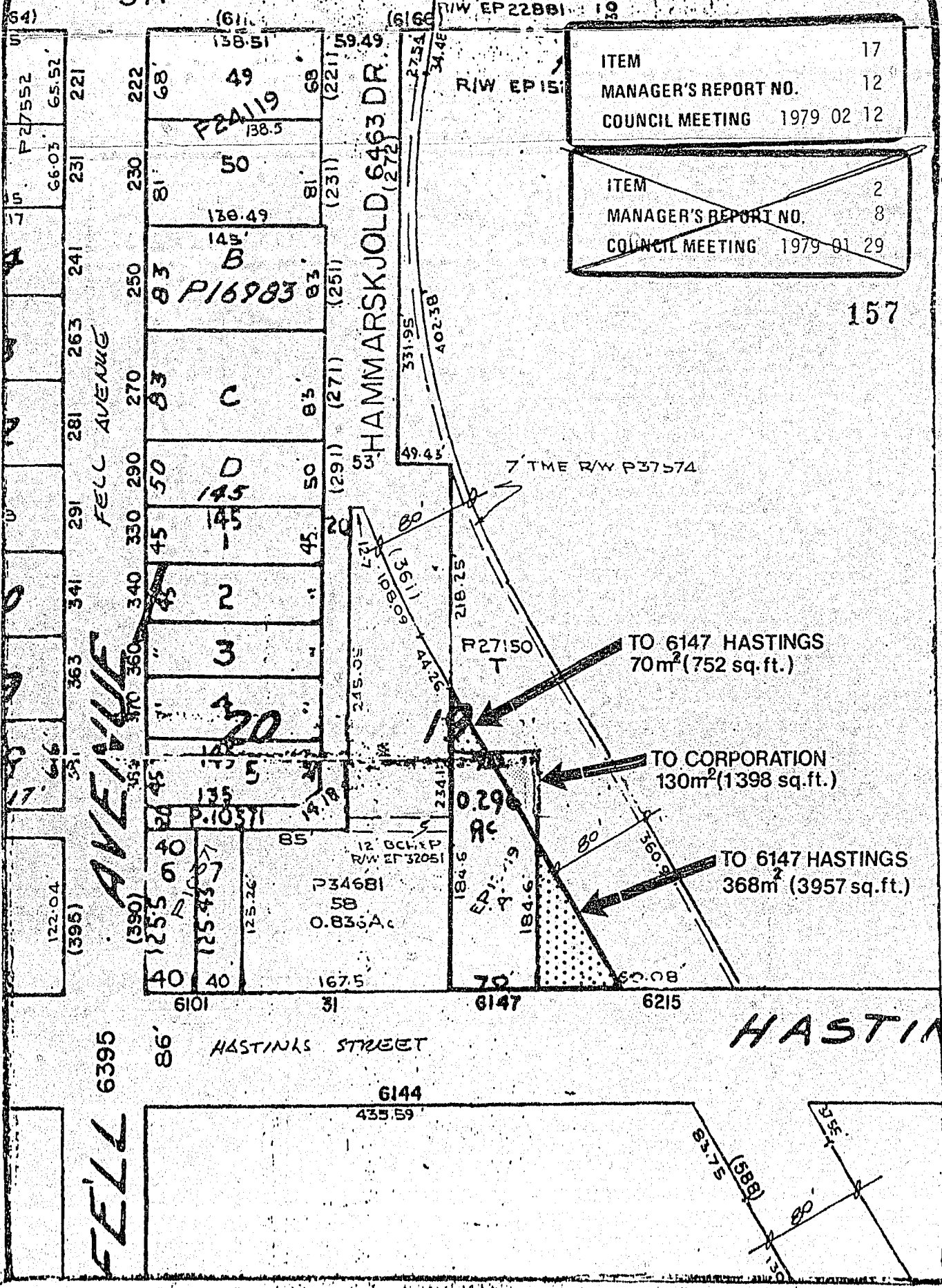
PROPERTY CONFIGURATION:

The property configuration outlined on the attached sketch which will result from the proposed land exchange is recommended to maintain all possible options but primarily because the proposed pedestrian and bicycle route will be located between two industrial land uses at this location. The width will permit buffering of the trail through planted space from the incompatible industrial uses and will accommodate a desirable separation of the pedestrian and bicycle uses. The width will make possible the achievement of a park character within this section furthering an intent of the linear park system. This exchange will eliminate an awkward jog in the right-of-way creating a more rational subdivision pattern.


 A. L. PARR
 DIRECTOR OF PLANNING

CBR:lf

cc: Municipal Solicitor



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ITEM	
MANAGER'S REPORT NO.	2
COUNCIL MEETING	1979 01 29


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Date
DEC. '78

Scale
1" = 100'

Drawn By

Burnaby Planning Department



PROPOSED LAND EXCHANGE

