

Re: COMPENSATION FOR LAND GAZETTED BY THE MINISTRY OF
TRANSPORT & HIGHWAYS PROJECT NO. 3997 (NEW MARINE WAY)
FROM BOUNDARY ROAD TO PRAIRIE STREET
(Item 12, Manager's Report No. 9, 1980 February 04)

On February 04 the Municipal Council was advised that the Province was gazetting the Ministry of Transportation and Highways' requirements across the Municipal lands and that when notice of the lands involved were published in the B. C. Gazette, title would be extinguished.

We were advised at the time that no compensation would be tendered for the lands in question. However, the municipality has in the past made arrangements on an ad hoc basis with the Province where it has contributed its land in exchange for the Province constructing the improvements thereon. At the time we noted that virtually all of the property involved as far as Burnaby was concerned were tax sale lands. As of 1975 January 31, the Province has been acquiring rights-of-way from private individuals as it has become available.

When Item 12 was received by the Municipal Council on February 04, it was suggested that the Mayor and Municipal Manager should pursue the matter of the Municipality providing the right-of-way for a nominal amount for the construction of Marine Way, and whether or not it would be possible to achieve a better settlement.

The Municipal Manager has been personally involved in the negotiations, and he has been working with the senior officials in the Ministry in this respect. The following report dated 1980 July 10 from the Municipal Solicitor is the culmination of that effort, and the Municipal Manager has agreed to recommend this settlement to the Municipal Council. He has no reservations in making this recommendation.

RECOMMENDATION:

1. THAT the recommendation of the Municipal Solicitor be adopted.

* * * *

TO: MANAGER

July 10th, 1980

FROM: SOLICITOR

RE: LAND GAZETTED BY THE MINISTRY OF TRANSPORT & HIGHWAYS PROJECT NO.
3997 (NEW MARINE WAY) FROM BOUNDARY ROAD TO PRAIRIE STREET.

RECOMMENDATION:

1. THAT compensation in the amount of \$189,644.18 be accepted for the 17.007 acres of vacant land gazetted by the Ministry of Transport and Highways for inclusion in Project No. 3997.

REPORT

BACKGROUND

By letter dated December 28th, 1979, the Ministry of Transportation and Highways advised the Municipality that, due to the imminency of the said construction, it was necessary to gazette the Ministry's requirements across Municipal lands and when notice of the lands herein described have been published in the B.C. Gazette, the title thereto will be extinguished.

We were further advised that no compensation will be tendered for the lands in question, but they would notify us of the date the aforesaid notice appears in the B.C. Gazette.

DESCRIPTION OF LANDS

Attached hereto is a list of properties gazetted, showing the area zoning, date of acquisition, method of acquisition, and costs. The costs shown are adjusted to reflect the value of the whole or portion of each parcel.

Total acquisition cost \$58,407.11

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SOIL CONDITIONS

The soil conditions in the Big Bend area generally require both fill and foundation piling.

ZONING

Of the total taking, 2.87 is zoned industrial. The remaining 14.137 acres are zoned P3.

APPRAISED VALUE

Due to poor access and soil conditions, the Big Bend area has tended to remain relatively undeveloped until recent years. Due to the shortage of industrial land in other areas, a flurry of activity occurred during 1977-1978. During 1978, vacant industrial land sales were averaging around \$2.10 per sq. ft. Sales during 1979 were between \$2.86 and \$3.89 per sq. ft.

The lack of sales in 1980 has prevented us from establishing recent trends in the area.

A number of parcels in excess of an acre are currently listed for sale at \$2.29 - \$3.97 - \$3.44 and \$4.44 per sq. ft. Small industrial zoned lots are more readily sold. As a result, adequately serviced lots are selling for around \$5.68 per sq. ft.

The 2.87 acres of industrial zoned land taken is composed mainly of lots 66x120. We therefore feel that based on the market conditions, the value of the smaller parcels would be \$5.00 per sq. ft., indicating a value of the industrial land at \$625,086.00.

- Park and Public Use (P3) - 14.137 acres.
- (P3) - Lands taken for road were surrounded by basically agriculturally zoned property, which would reflect a comparable land value of \$0.90 per sq. ft., indicating a value of \$554,227.00.

Based on the current market, the value of the land taken is \$1,179,000.00.

NEGOTIATIONS

Our negotiations with the Ministry of Transport & Highways has resulted in our receiving an offer of \$189,644.18 for the total 17.007 acres.

The Highways Department negotiators applied the premise that the contribution made in terms of dollars to the surrounding lands including the existing Marine Drive, would be substantial and therefore, due to the cost of constructing the New Marine Way in exceedingly poor soil conditions, they felt that the said lands should be dedicated by the Municipality of Burnaby.

DIRECT BENEFITS

Construction of the New Marine Way will provide better access for industrial users, stimulating further development of lands currently owned by the private sector, and to our advantage, the eventual development of the C.N.R. and B.C. Hydro lands.

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CONCLUSION

We have to recognize that the New Marine Way will stimulate development and growth in the Big Bend area, and also the shortfall between the current market value of the Municipal lands, which has already been influenced by the proposed New Marine Way alignment, will be recovered from the subsequent sale of Municipal land, which otherwise would have remained unsaleable for economic reasons. We estimate our recovery from the sale of approximately 66.8 acres of industrial land over and above its value before the introduction of the New Marine Way at \$5,800,000.00.

The negotiated price of \$189,644.18 is the result of our efforts to recover our capital and holding costs from the date of each acquisition. Due to the contribution to the overall development of the Big Bend area, we have been unable to improve on the proposed settlement.

FAE:ms


11. W.L. Stirling
MUNICIPAL SOLICITOR

CC: TREASURER
SOLICITOR

NEW MARINE WAY - LAND REQUIREMENTS
 FROM BOUNDARY TO PRAIRIE STREET
 FIRST STAGE

ADDRESS - LEGAL	AREA ACRE	ZONING	ACQUIRED	TAX SALE APPORTIONED \$	PURCHASE \$
1) 5185-8689 Joffre Ave. LOT 7, BLK 1, DL 161, PL 1742	.182	M5	1964	-	4,200.00
2) 3810-3861 Scott St. LOT 7, BLK 3, DL 161, PL 1742	.182	M5	APRIL 1973	-	20,800.00
3) 3810-8695 Scott St. LOT 8, BLK 3, DL 161, PL 1742	.182	M5	1943	2,970.00	
4) 5295-8696 Alfred Ave. LOT 7, BLK 5, DL 161, PL 1742	.182	M5	1920	111.13	
5) 5337-8695 Roseberry Ave. LOT 8, BLK 5, DL 161, PL 1742	.182	M5	1920	111.13	
6) 5337-8670 Roseberry Ave. LOT 7, BLK 6, DL 161, PL 1742	.182	M5	1920	110.29	
7) 5357-8675 Bloedel Ave. LOT 8, BLK 6, DL 161, PL 1742	.182	M5	1920	111.13	
8) 5357-8682 Bloedel Ave. LOT 7, BLK 7, DL 161, PL 1742	.182	M5	1920	111.13	
9) 5395-8683 Patterson Ave. LOT 8, BLK 7, DL 161, PL 1742	.182	M5	1920	111.13	
10) 5395-8750 Patterson Ave. PTN LOT B, BLK 12, DL 164, PL 3394	.143	P3	-	46.77	
11) 5795-8792 Sussex Ave. LOT 14, BLK 56/65 DL 163/5 PL 2761	.198	P3	1927	86.92	
12) 5795-8782 Sussex Ave. LOT 15, BLK 56/65, DL 163/65, PL 2761	.161	P3	1918	45.86	
13) 5795-8782 Sussex Ave. LOT 16, BLK 56/65, DL 163/5, PL 2761	.016	P3	1918	4.56	
14) 3860-4433 Thistle St. LOT 35, BLK 56/65, DL 163/5, PL 2761	.17	P3	1921	45.29	
15) 3860-4453 Thistle St. LOT 34, BLK 56/65, DL 163/5, PL 2761	.17	P3	1918	45.56	
16) 3860-4473 Thistle St. LOT 33, BLK 56/65, DL 163/5, PL 2761	.17	P3	1918	45.51	
17) 3860-4493 Thistle St. LOT 32, BLK 56/65, DL 163/4, PL 2761	.12	P3	1918	36.27	
18) 5735-8779 Dow Ave. LOT 31, BLK 56/65, DL 163/5, PL 2761	.01	P3	-	-	
19) 5715-8813 Marsh Ave. LOT 50, DL 163/5, PL 1050	.649	P3	1918	33.77	
20) 5715-8791 Marsh Ave. LOT 51, DL 163/5, PL 1050	.649	P3	1918	33.77	

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ADDRESS - LEGAL	AREA ACRE	ZONING	ACQUIRED	TAX SALE APPORTIONED \$	PURCHASE \$
21) 5715-8816 Marsh Ave. LOT 41, DL 163/5, PL 1050	1.298	P3	1918	1,785.00	
22) 5815-8816 Mandeville Ave. LOT 21, DL 163/5, PL 1050	1.298	P3	1918	4,550.00	
23) 5897-8816 (no name) LOT A, DL 163, REF. 935A	1.025	P3	1971(Park)		7,185.30
24) 3850-4895 Brechin St. N½ of W½ BLK 10, DL 162, PL 450	1.025	P3	1971(Park)		7,185.30
25) 3850-4989 Brechin St. N½ of E½, BLK 10, DL 162, PL 450	.995	P3	1971(Park)		6,975.00
26) 3850-5101 Brechin St. N.W. PTN BLK 9, DL 162, PL 450	1.0	P3	1934(Park)	197.02	
27) 6035-8829 Royal Oak Ave. LOT 1, BLK 9, DL 162, PL 977	.9	P3	1935	1,350.00	
28) 6035-8898 Royal Oak Ave. LOT 8, DL 162, PL 450	1.89	P3	1925(Park)	16.01	
29) 6195-8855 McPherson Ave. LOT 3, BLK 4-7, DL 162, PL 3711	2.25	P3	1932(Park)	41.70	
30) 4300-5675 Byrne Road LOT 1, BLK 6, DL 162, PL 7064	-	M2	LAND EXCHANGE	-	
31) 6240-7391 Prairie St. LOT 18, DL 155B, PL 1248	.334	M3	1916	16.69	
32) 6240-7437 Prairie St. LOT 19, DL 155B, PL 1248	.386	M3	1916	19.29	
33) 6240-7497 Prairie St. LOT 20, DL 155B, PL 1248	.512	M3	1916	25.58	
17.007 AC.				\$12,061.51	\$46,345.60

TAX EQUITY LANDS:

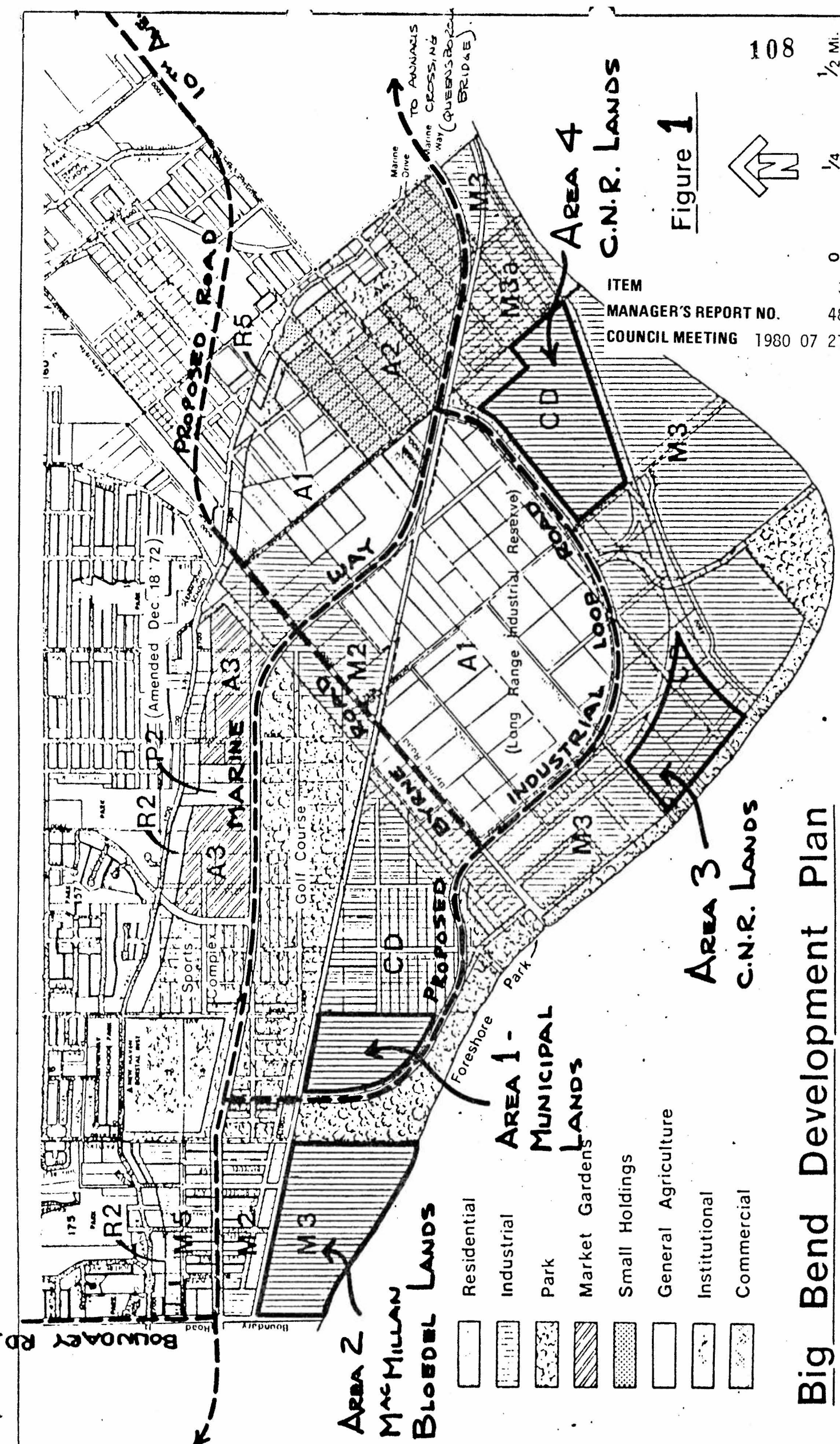
13.598 AC. 1978 EQUITY: \$12,061.51 OR \$887.46 AC.

MUNICIPAL ACQUISITIONS:


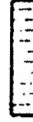
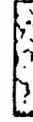





3.409 AC. PURCHASE PRICE: \$46,345.60 OR \$13,595.00 AC

TOTAL COST:

17.007 AC. \$58,407.11 OR \$3,434.29 PER ACRE.



AREA 2
MacMillan
BLOEDEL LANDS

-  Residential
-  Industrial
-  Park
-  Market Gardens
-  Small Holdings
-  General Agriculture
-  Institutional
-  Commercial

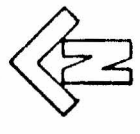
AREA 1 -
MUNICIPAL
LANDS

AREA 3
C.N.R. LANDS

AREA 4
C.N.R. LANDS

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Figure 1



Big Bend Development Plan

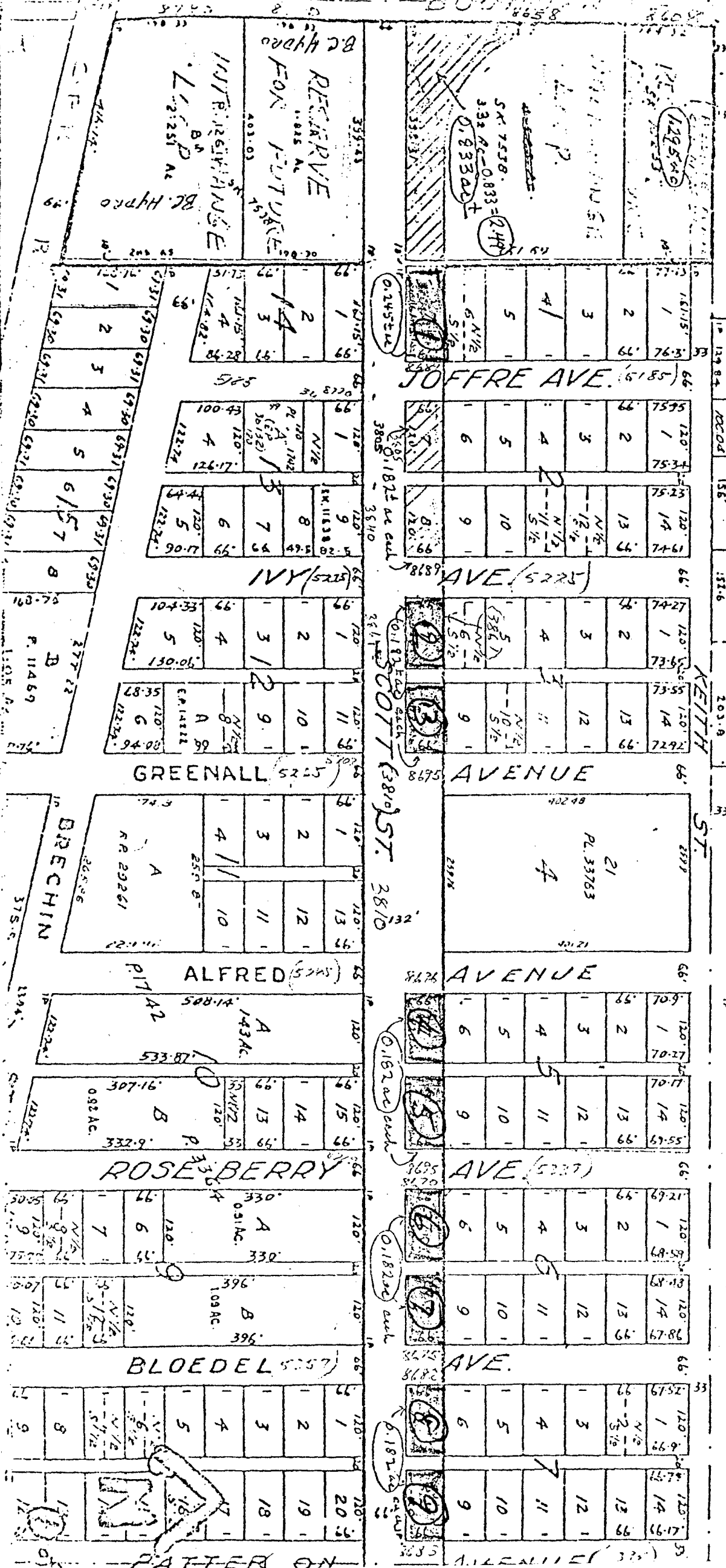
Adopted March 27, 1972

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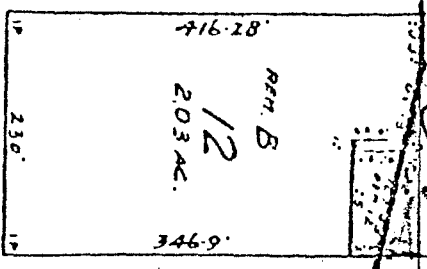
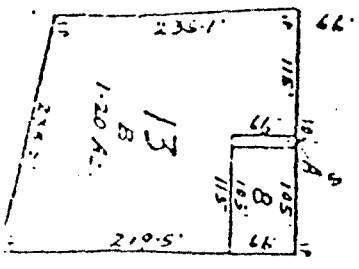
ITEM 3
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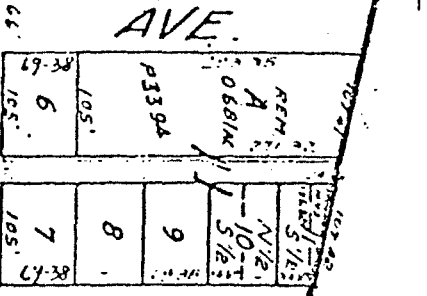
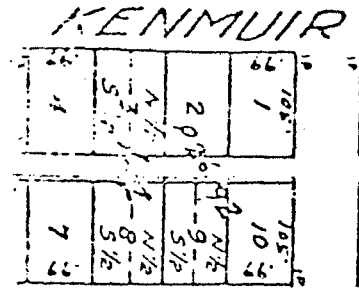
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 189

PATTERSON AVENUE

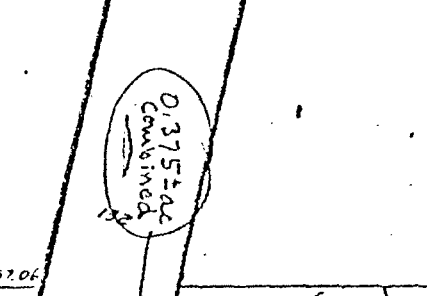
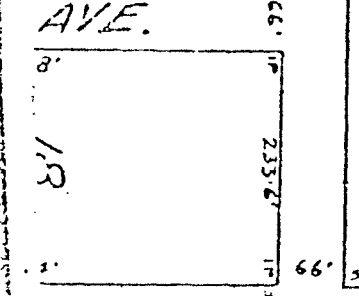
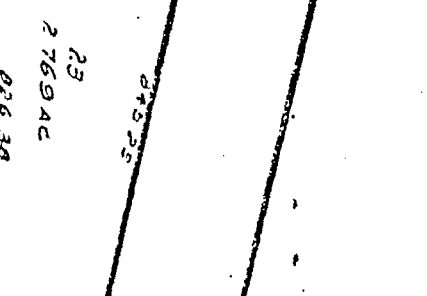
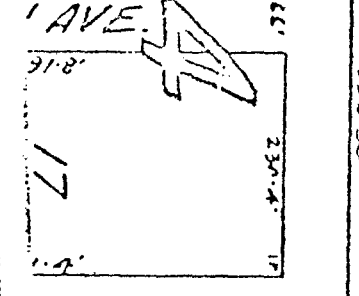
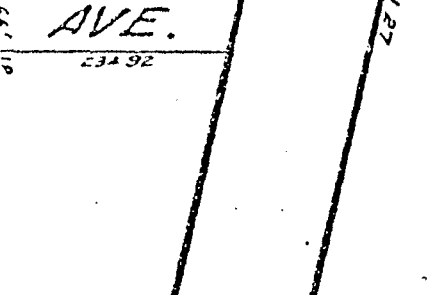
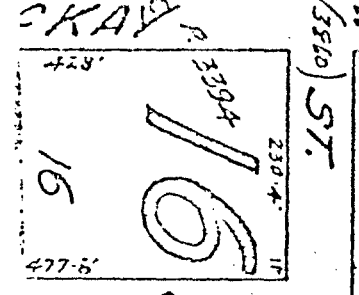
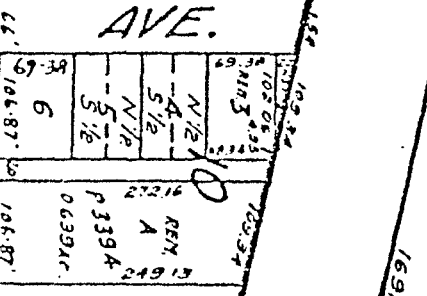
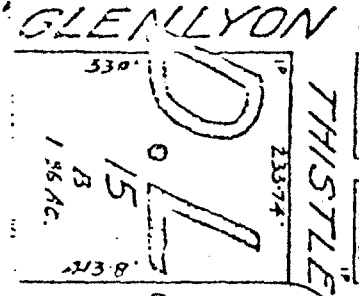
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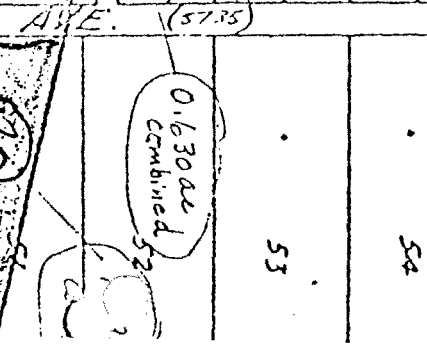
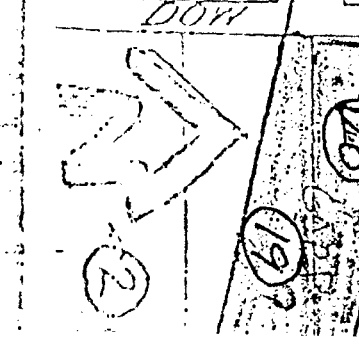
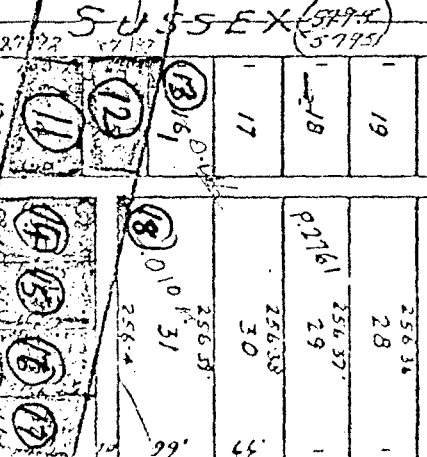
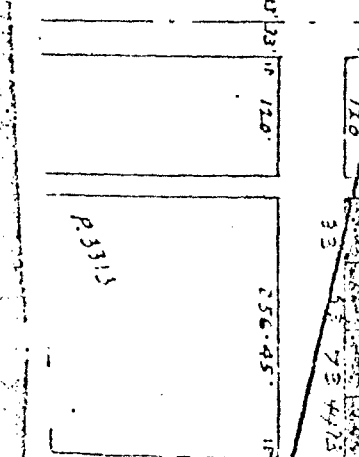
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110

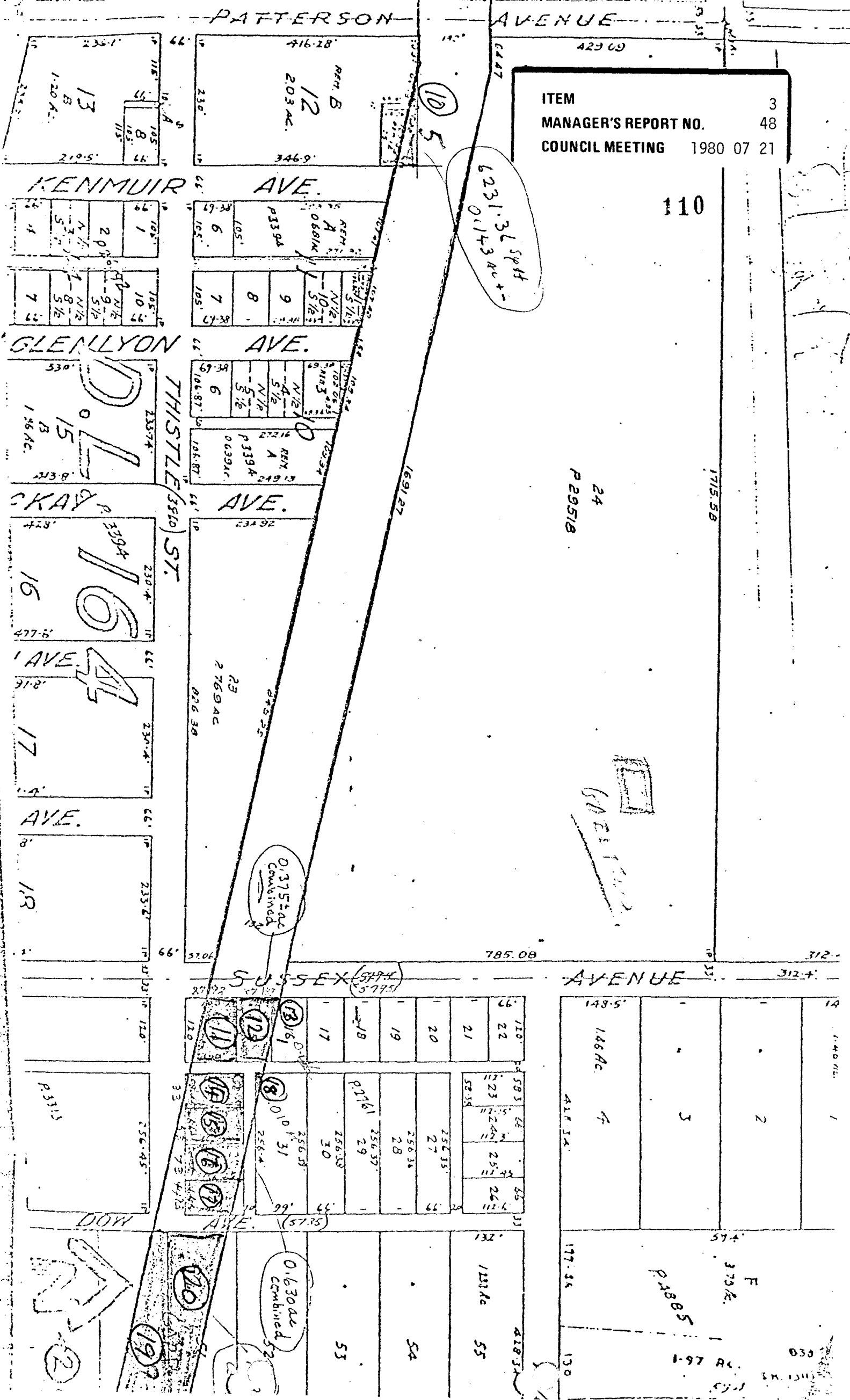
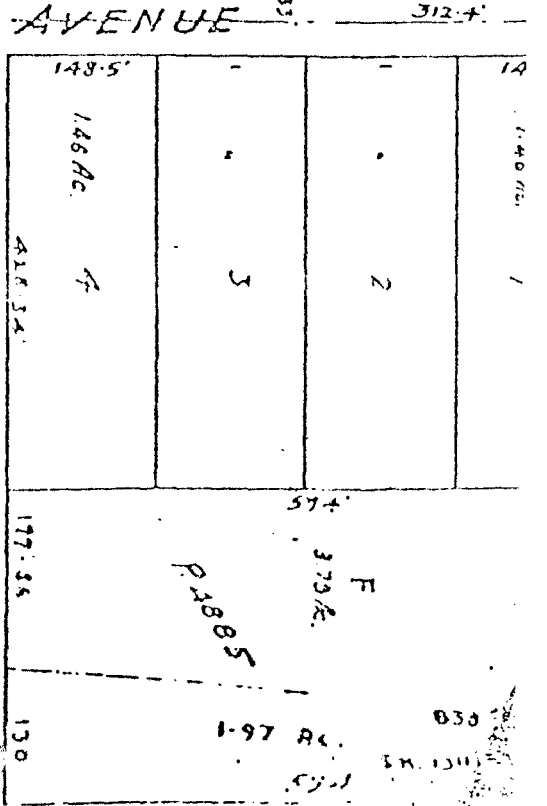
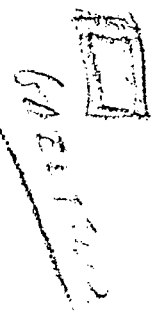


0.375 AC
 Combined



0.630 AC
 Combined

24
 P 29518



P 26419
4.357 AC

1.74 Ac 1.68 Ac 1.61 Ac

79
PL 44
40507
1000

P 5452
111

100 155.78 307.92 212.78 214.17' 66'

142.78' 418.34' 142.78'

B
9.10 Ac.

2.16 Ac
W 1/2

REMA
1 E 1/2

INGRAM ST.

34'	66'	418.34'	418.34'
132'	80' R/W	1.154 Ac 36	
		37	R/W # 10275
		38	
		39	
	792'	1.298 ac 40	7.700 Ac. C P. 4679

198'	198'	16 1.347 Ac.
	418.34'	
528'	528'	D 5.132 Ac.

1320'	1320'	1.025 ac
	338.91'	
	1.025 ac	

1074.7'	1074.7'	0.995 ac
	328.07'	
	1.025 ac	

CORP.
9

9711 AVE (5715)
D.L. 163

MANDERVILLE (5815) AVE.

21 22 23 24 25

21 22 23 24 25

32'	32'	1.238 Ac. 29	
		42	
		43	
		44	
32'	32'	1.238 Ac. 26	

132'	132'	1.198 Ac 21
		22
		23
		24
132'	132'	1.238 Ac 25

(5897) - 8888

6 1/2 of E. PT.

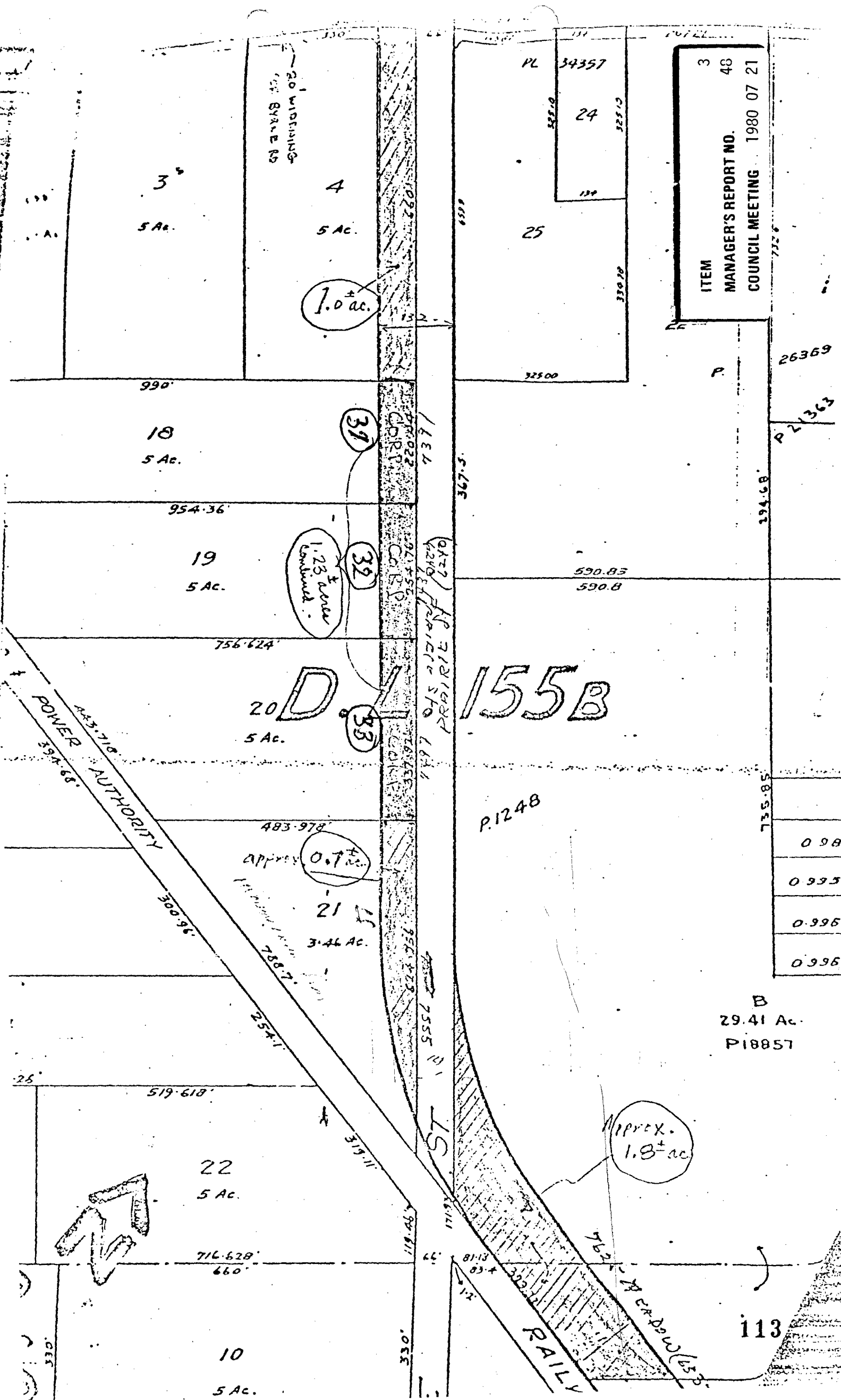
"A" ✓

10.31 Ac

N. 1/2 of W 1/2
BLK 10 ✓
230,000.00
1100 26 1971
475 Ac
N

N. 1/2 of E 1/2
BLK 10 ✓
475 Ac.

4988 3



20' WIDENING
OF GRADE RS

3
5 Ac.

4
5 Ac.

1.0± ac.

18
5 Ac.

1.23± ac.
combined

19
5 Ac.

20
5 Ac.

0.7± ac.
approx

21
3.44 Ac.

22
5 Ac.

10
5 Ac.

PL 34357

24

25

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26369
P 21363

155B

P.1248

B
29.41 Ac.
P18857

1.8± ac.
approx

113



