

ITEM	8
MANAGER'S REPORT NO.	46
COUNCIL MEETING	1980 07 07

RE: PROPOSED LAND EXCHANGE INVOLVING LANDS REQUIRED FOR RIVERWAY GOLF COURSE

Following is a report from the Acting Parks and Recreation Administrator on a proposed land exchange.

RECOMMENDATION:

1. THAT the recommendation as contained in the report from the Acting Parks & Recreation Administrator be adopted.

\* \* \* \* \*

1980 July 03

TO: MUNICIPAL MANAGER

FROM: ACTING ADMINISTRATOR, PARKS AND RECREATION

RE: PROPOSED LAND EXCHANGE INVOLVING LANDS REQUIRED FOR RIVERWAY GOLF COURSE

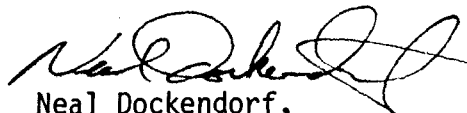
Recommendation:

1. THAT Council authorize staff to enter into negotiation on a land exchange as outlined in the attached memo from the Director of Planning dated 1980 June 17, on the express condition that the value of the Corporation lands involved be charged to the General Land Assembly and Development Fund and, at the time the acquired lands are actually required for the Riverway Golf Course, the Parks and Recreation budget will be charged accordingly.

REPORT

The attached memo from the Director of Planning dated 1980 June 17 was received by the Parks and Recreation Commission at its meeting of 1980 July 02.

The Commission adopted the staff recommendation that negotiations on a land exchange, as outlined, should be commenced.

  
Neal Dockendorf,  
Acting Administrator

AG:dm  
Attach

c.c. Director of Planning  
Municipal Treasurer  
Municipal Solicitor

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT  
Our File: 03.301/DL 162

TO: PARKS AND RECREATION ADMINISTRATOR 1980 JUNE 17

FROM: DIRECTOR OF PLANNING

SUBJECT: PROPOSED LAND EXCHANGE INVOLVING LANDS REQUIRED FOR  
RIVERWAY GOLF COURSE

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A. BACKGROUND

The Planning Department is in receipt of a letter from the owner of 8995 Royal Oak Avenue in which he expresses interest in pursuing a land exchange with the Corporation.

This property is within the area of the proposed Riverway Golf Course, as shown on the attached Figure 1. This owner would like to undertake improvements to his existing facilities, however, he is cognizant of the fact that his property is designated for acquisition in the Parks Acquisition Program. He is hesitant, therefore, to undertake the improvements necessary to maintain a viable farming operation.

In terms of the Corporation's acquisition objectives, if these improvements were undertaken, the cost of acquiring the property would increase accordingly.

B. EXISTING SITUATION

One of the Municipality's objectives in the Big Bend is the preservation of the existing market gardens. Historically, these market gardens have been farmed as labour intensive units by persons of Chinese descent. In recent years, many of these farmers have been displaced through the redevelopment of their properties. The eventual development of the golf course will result in the loss of an additional 3.9 acres (1.58 hectares).

The Big Bend Development Plan emphasizes the balanced character of the area in providing for a diverse range of land uses, including agriculture. This plan designates lands within the Big Bend Area which should accommodate the expected land use requirements for agriculture. However, the majority of these lands are currently under the control of larger agencies and not readily available for agricultural use. The net result is that persons wishing to relocate within the Big Bend have difficulty in locating suitable sites.

The Municipality owns lands within the Agricultural Land Reserve which are undeveloped. In our view, it is incumbent upon the Municipality to make these lands available whenever possible. In the subject case, the Municipality is desirous of purchasing an existing farm unit for redevelopment as a golf course which has resulted in creating a spectre of instability for the owner.

As a solution to this problem, it has been proposed that the Municipality enter into an exchange involving Corporation lands which are shown on Figure 1. If an exchange is pursued and consummated, both parties will achieve their objectives and the public interest will have been served through the enhancement of agriculture in the Big Bend. The agricultural significance of this area cannot be overstated. Although this area represents only a small proportion of the vegetable producing lands in the Lower Mainland, the value of vegetables grown is close to 10%.

The Parks and Recreation Department is being asked to review this proposed exchange as the lands proposed for acquisition are within the future golf course site. Under current policy, if the exchange was finalized, the Parks and Recreation budget would be debited for the value of the Corporation lands to be exchanged. In terms of priorities, the acquisition of the subject property is not a high priority item and the exchange would most likely not proceed if the current policy was strictly adhered to.

In our view, the overriding objective in this situation is the retention of a resource within the agricultural community and the development of lands in the Big Bend Area in conformance with the multiple objectives of the adopted Development Plan.

C. RECOMMENDATION

Therefore, it is proposed:

THAT the Commission recommend to Council that authority be granted to enter into negotiations on a land exchange as outlined, on the express condition that the value of the Corporation lands involved be charged to the General Land Assembly and Development Fund. At the time the lands to be acquired are actually required for the Riverway Golf Course, the Parks and Recreation budget would be charged accordingly.

If agreement in principle can be obtained on the terms of an exchange, a further report item would need to be submitted to the Commission and to Council.

  
A. L. PARR  
DIRECTOR OF PLANNING

PB:lf

Attachments

cc: Municipal Manager  
Municipal Treasurer  
Municipal Solicitor

~~ITEM 6  
ADMINISTRATOR'S REPORT NO. 12  
COMMISSION MEETING 80 07 02~~

ITEM 8  
 MANAGER'S REPORT NO. 46  
 COUNCIL MEETING 1980 07 07

ITEM 6  
 ADMINISTRATOR'S REPORT NO. 12  
 COMMISSION MEETING 80 07 02

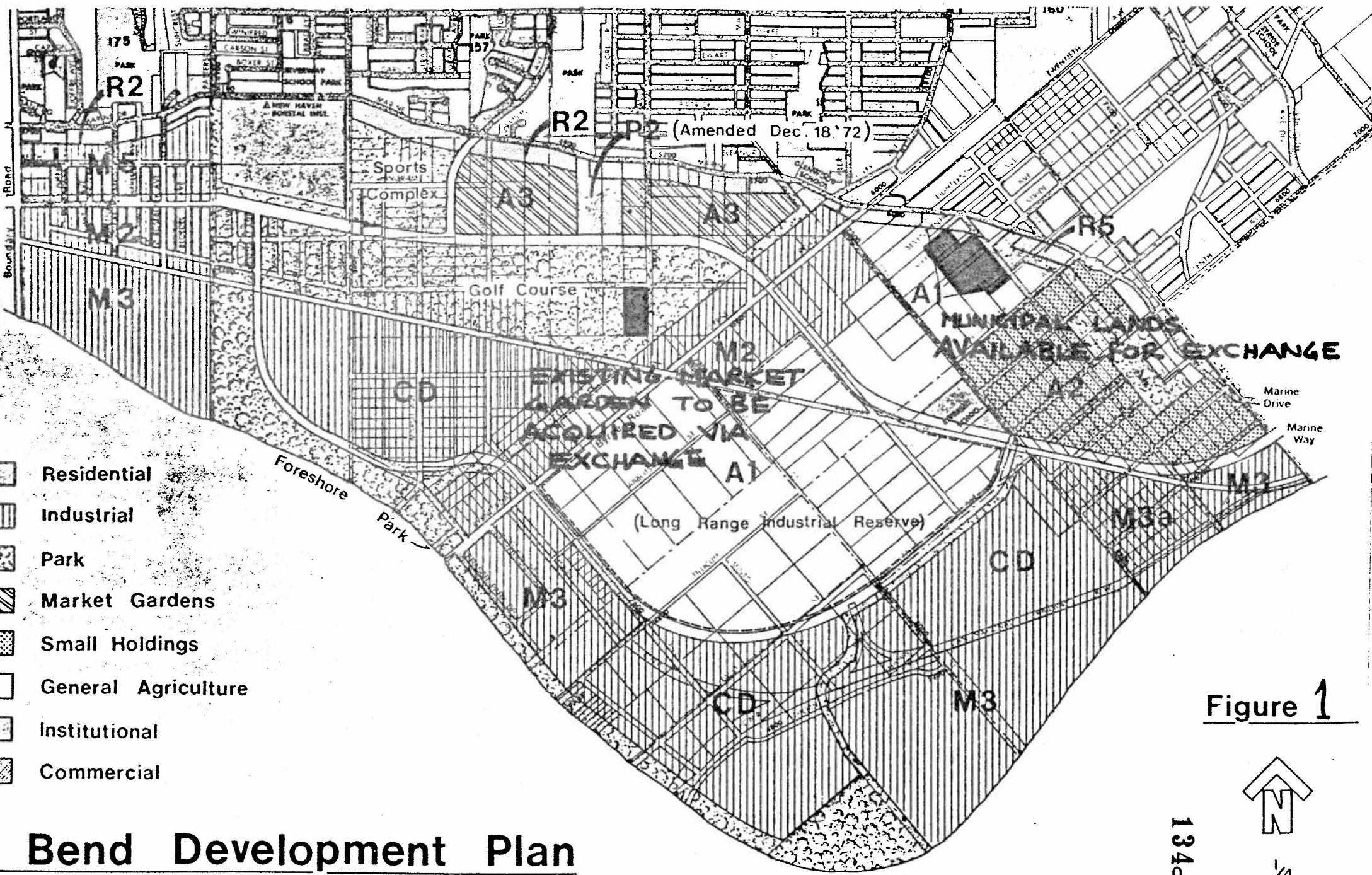
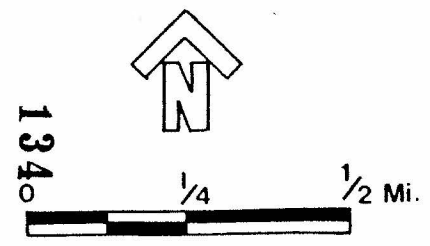


Figure 1



# Big Bend Development Plan

Adopted March 27, 1972

1980 JUNE 16 PB