

ITEM	19
MANAGER'S REPORT NO.	33
COUNCIL MEETING	1981 07 13

RE: PROPOSED LAND EXCHANGE AND PURCHASE OF PROVINCIAL LANDS IN THE CENTRAL ADMINISTRATIVE AREA

Following is a report from the Director of Planning on the proposed exchange and purchase of lands between Ledger Avenue and the Trans Canada Highway.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
 FROM: DIRECTOR OF PLANNING
 SUBJECT: PROPOSED ACQUISITION OF PROVINCIAL LANDS
 IN CENTRAL ADMINISTRATIVE AREA

1981 JULY 06
 PLANNING DEPARTMENT
 OUR FILE: PA-1-GP-81
 D.L. 79

RECOMMENDATIONS:

1. THAT Council authorize staff to pursue a land exchange between the Coporation of Burnaby and the Province on an area for area basis as shown on the attached Figure 1.
2. THAT Council authorize the Legal and Lands Department to negotiate the acquisition of the remainder of the Provincial lands for consolidation with the adjacent Corporation lands as shown on the attached Figure 2.

PLANNING DEPARTMENT
RE: PROPOSED ACQUISITION OF PROVINCIAL LANDS
IN CENTRAL ADMINISTRATIVE AREA
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SUMMARY:

Council is being requested to authorize the acquisition of surplus Provincial lands for consolidation with the adjacent Municipal lands to create a viable development site. The Province requires a 5 metre (16.4 ft.) strip to be dedicated along the south side of the Trans Canada Highway to retain the option of widening the highway in the future. An area for area land exchange has, therefore, been proposed in which the Municipal lands required for widening would be dedicated as road and the Municipality would receive an equal area of Provincial land at no cost. The balance of the Provincial lands would then be acquired through a negotiated purchase.

REPORT

BACKGROUND

Staff has undertaken a review of Municipal holdings in the Central Administrative Area with a view towards offering lands for sale and development. An obvious candidate for development is the Municipal parcel lying east of Ledger Avenue and immediately north of the Operating Engineers' parking lot. As can be seen on Figure 2, it is necessary to consolidate certain adjacent lands to provide a development site.

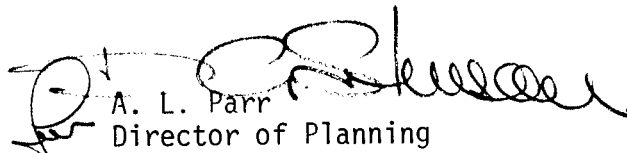
These lands are under the jurisdiction of the Ministry of Transportation and Highways. The Ministry was requested to advise if these lands are redundant to the Province's needs and if so, were they prepared to put them in a sale position.

EXISTING SITUATION

The Ministry has advised that they will require a 5 metre widening on the south side of the Trans Canada Highway in the Central Administrative Area. An area for area land exchange has, therefore, been proposed which will result in the dedication of the necessary Municipal lands as shown on Figure 1. Portions of the Provincial lands which are required for development purposes will be acquired through this exchange with the balance being acquired through negotiation as shown on Figure 2.

It will take sometime for the Province to receive the various in-house approvals required for the release of these lands and, therefore, Council should initiate this process as soon as possible.

Once agreement has been obtained from the Province on the proposed land exchange and property acquisition, a further report will be submitted to Council giving particulars on actual areas, land values, and terms of the purchase proposal.


A. L. Parr
Director of Planning

PB/tgg

attachments

c.c. Municipal Solicitor

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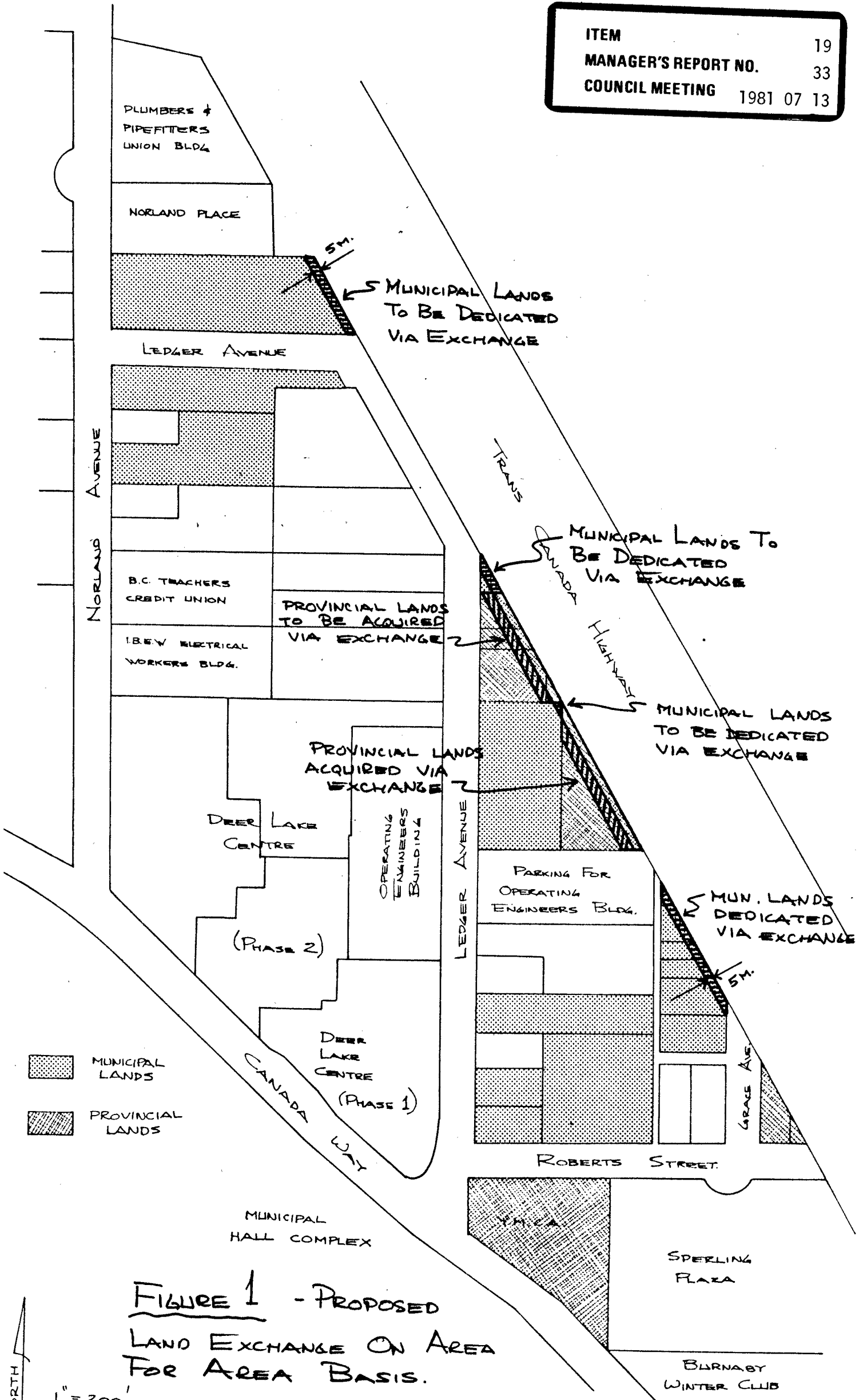


FIGURE 1 - PROPOSED LAND EXCHANGE ON AREA FOR AREA BASIS.

1" = 200'
1981 JULY 06

NORTH

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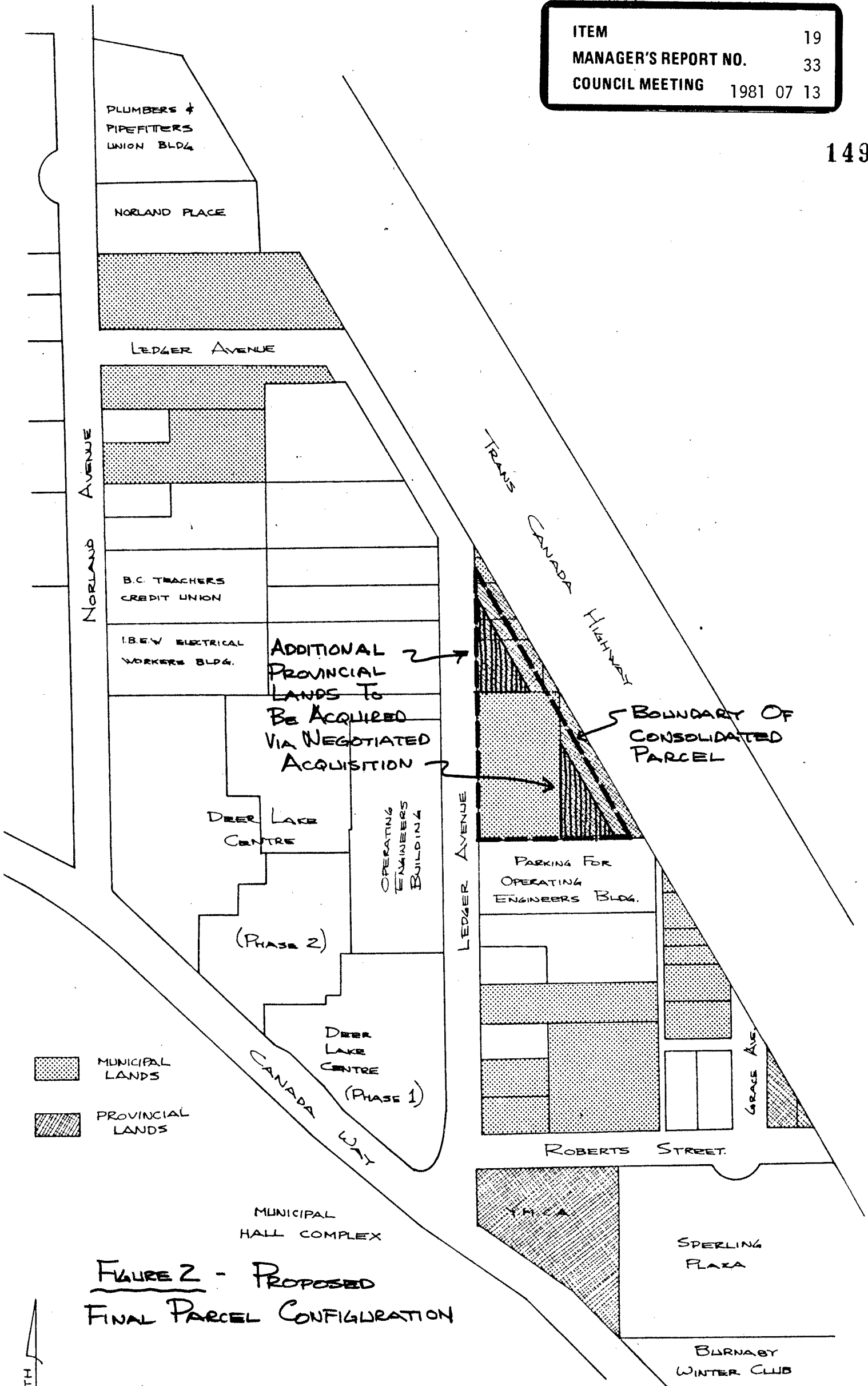


FIGURE 2 - PROPOSED FINAL PARCEL CONFIGURATION

NORTH ↑
 1" = 200'
 1981 JULY 06