

ITEM 11
MANAGER'S REPORT NO. 68
COUNCIL MEETING 1982 12 13

RE: PROPOSED ACQUISITION OF A PORTION OF 4961 BYRNE ROAD TO FACILITATE
RELOCATION OF BYRNE CREEK AND UPGRADING BYRNE ROAD
(ITEM 3, IN-CAMERA REPORT NO. 36, 1982 MAY 25)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1982 DECEMBER 08

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: PA-6-P-82
D.L. 165

SUBJECT: PROPOSED ACQUISITION OF A PORTION OF
4961 BYRNE ROAD TO FACILITATE RELOCATION OF
BYRNE CREEK AND UPGRADING OF BYRNE ROAD

RECOMMENDATIONS:

1. THAT a copy of this report be forwarded to:

Mr. Andrew Grange
Grange Mattress Company
2080 Van Dyke Place
Richmond, B.C. V6V 1X9

SUMMARY:

The following report updates the status of the proposed acquisition and is in response to a letter (copy attached) which was received from the owner.

REPORT

BACKGROUND:

Council, on 1982 May 25, received an "In Camera" Manager's Report No. 36, Item 3 proposing the acquisition of a portion of the subject property as shown on the attached Figure 1. This acquisition was recommended to facilitate the relocation of Byrne Creek off of the Byrne Road right-of-way to permit its eventual upgrading to an industrial standard. This report was tabled and staff was requested to submit a further report on the proposed Byrne Road upgrading for the information of all members now on Council. The costs of the proposed works were to be included in this further report.

EXISTING SITUATION:

Staff has prepared a draft report on the Byrne Road upgrading which examines three alternatives as follows:

1. Construction of a 46 foot (14 m) road and relocation of Byrne Creek.
2. Construction of a 36 foot (11 m) road and relocation of Byrne Creek.
3. Interim construction of a 28 foot (8.5 m) road leaving Byrne Creek in its present location.

This draft report has been forwarded to the Director Engineering for his review and comment and to provide an estimate of the costs of the requisite services. He has advised that this information will be available in approximately 4 - 6 weeks.

While it is not appropriate to discuss the alternatives for the upgrading of Byrne Road in detail prior to the submission of the final Council report, it is clear that alternatives 1 and 2 will have severe cost implications. Therefore, consideration is being given to recommending alternative 3 which would provide for the construction of a two-lane road south of Marine Way to utilitarian standards at the present time. Provision would be included in our land use planning to eventually upgrade Byrne Road to a 36 foot standard by relocating Byrne Creek out of the existing road right-of-way.

With respect to the subject acquisition, should Council decide to not proceed with the relocation of Byrne Creek at this time, there would be no urgency in acquiring the rear portion of the subject property. However, this Department would still be in a position of recommending the acquisition of this and other properties as they become available as part of an on-going program to protect the potential for the future relocation of the watercourse. In the subject case existing market conditions should enable the Legal and Lands Department to negotiate a favourable acquisition price. This position was stated in the 1982 May 25 Manager's Report No. 36 which remains tabled. This report also stated that if the negotiated price was not favourable, we would not recommend pursuing acquisition at this time.

PB/js

Atts.

cc: Director Engineering
Municipal Solicitor



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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Mattress Company

2080 Van Dyke Place, Richmond, B.C. V6V 1X9
Phone (604) 273-9011 Telex 04-355874

2-7-30-1
10-165

Manufacturers of
Springwall Sleep Products



The Mayor,
The Corporation of the
District of BURNABY,
4949 Canada Way,
Burnaby, B.C. V5G 1M2

RECEIVED

1982 NOV 5

3rd November 1982.

RECEIVED

1982 NOV - 5

MAYOR'S OFFICE

MUNICIPAL MANAGERS
OFFICE

Dear Sir,

Re - 4961 Byrne Road, Burnaby.

The above property is owned by myself, Andrew Grange, and my brother, John Grange. We bought it in order to develop it in connection with our manufacturing operation, Grange Mattress Company, but this has not been practical since we moved our plant to the present location in Richmond, in February 1978.

Since that move we have attempted to dispose of the Byrne Road lot but have been unable to do so because of the plans Burnaby have for park development. Although we have had several acceptable offers, these were never completed as a result of the proposed park area on the rear portion. Your Planning Staff is familiar with the circumstances and, we believe, Council has been asked to make a decision on the basis of a report to be submitted. However, although this report was to be presented in early September this decision still has not been made.

In the meantime, we are left with an investment, conservatively estimated to be worth \$350,000, which we are unable to realise because of Burnaby's unwillingness to make a final decision either to buy from us that portion of the property which is designated as "park" or to release it so that it would become saleable for the purpose it was originally zoned.

We are not in business of land speculation but, indeed, require that all of our resources and energy be available in our manufacturing operation. It is therefore important to us that we should be able to dispose of this piece of land and urgently request that this matter be decided upon by your Council. If required, we would be pleased to provide further details by appearing before Council at the time of discussion.

Yours truly,

Andrew Grange.

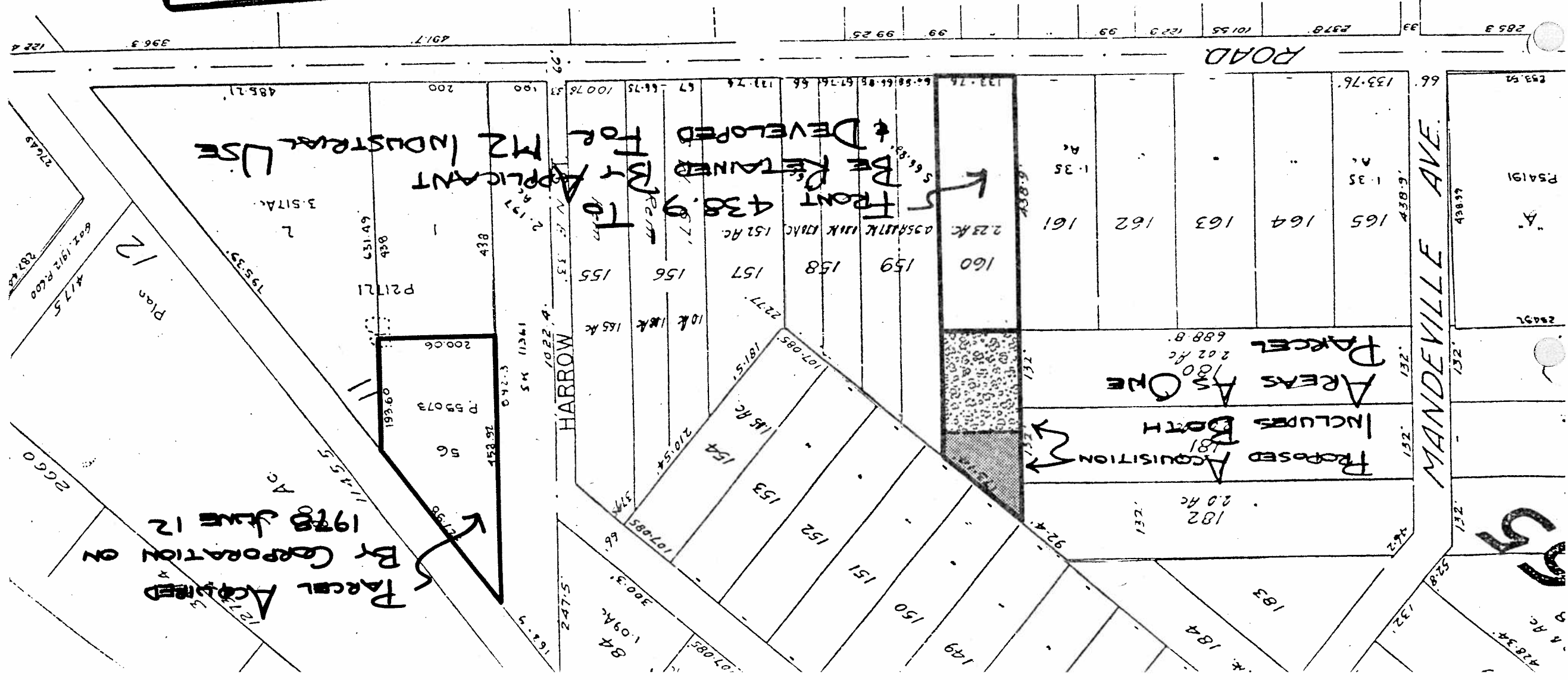
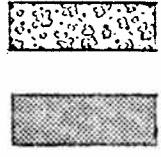
1" = 200' FB
 1982 April 06

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Figure 1

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LANDS DESIGNATED FOR FUTURE COMPREHENSIVE INDUSTRIAL USE WITH ADJACENT C.N.R. LANDS
 LANDS DESIGNATED FOR LIGHT PARK USE.



122.4
 396.3
 401.7

285.3
 93
 237.8
 122.9
 99
 99.25

ROAD

MANDEVILLE AVE.

HARROW

Plan 12
 #175
 802, 1972 R600
 287.42

Parcel Acquired by Corporation in 1978 June 12

Proposed Acquisition Includes Both Areas As One Parcel

Front 438.9' to be retained by applicant & developed for M2 industrial use

INDUSTRIAL USE

Lot numbers: 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166
 Dimensions: 1.09 Ac, 300.3', 247.5', 162.5', 1.32', 462', 132', 132', 132', 132', 438.9', 438.9', 133.76', 66', 253.92', 254.91', 254.91', 253.92', 52.8', 52.8', 132', 132', 132', 132', 428.34', 1.4 Ac, 9 Ac