

RE: PROPOSED LAND EXCHANGE AND SALE OF MUNICIPAL LANDS TO FACILITATE
DEVELOPMENT OF SALVATION ARMY COMMUNITY CHURCH
CARIBOO STUDY AREA
(ITEM 9, REPORT NO. 1, 1982 JANUARY 04)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

ITEM	9
MANAGER'S REPORT NO.	49
COUNCIL MEETING	1982 09 07

TO: MUNICIPAL MANAGER 1982 August 25

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: PA-15-GP-72
D.L. 14

SUBJECT: PROPOSED LAND EXCHANGE & SALE OF MUNICIPAL LANDS TO FACILITATE DEVELOPMENT OF SALVATION ARMY COMMUNITY CHURCH, CARIBOO STUDY AREA

RECOMMENDATIONS:

1. THAT Council adopt, in principle, the proposal to enter into an area for area land exchange and the sale of additional adjacent Municipal lands to facilitate the proposed development of a community church for the Salvation Army as illustrated on the attached Figure 3.
2. THAT once firm arrangements have been made with respect to the foregoing a further report be submitted to Council providing details on the actual areas to be involved, the amount of compensation required, and the requisite servicing considerations. At that time specific authority to finalize the proposed transaction will be requested.

SUMMARY:

Council is being requested to adopt the foregoing recommendations at this preliminary stage to enable the Salvation Army to exercise their option on the private lands shown on the attached Figure 2 which will comprise a part of the overall development site which is identified on the attached Figures 3 & 4.

Staff has no difficulty in supporting this proposal as the establishment of a community church conforms to the development concept for the institutional component of the Cariboo Study Area and more specifically, the proposed land exchange provides an opportunity to acquire the lands for the linear park connection illustrated on Figure 1.

R E P O R T

BACKGROUND:

Council, on 1982 January 04, received a report regarding the proposed development concept for the Cariboo Study Area and adopted recommendations providing for the following:

1. Adoption, in principle, of the proposal to include provision for the establishment of institutional uses within the context of the Generalized Land Use Concept for the study area as illustrated on Figure 1.
2. Staff was requested to prepare a development plan for the area of the intersection of Cariboo Road and the Trans Canada Highway which established specific sites for institutional uses.
3. Upon completion of this development plan, a further report is to be forwarded to Council outlining the areas designated for these institutional uses and providing the terms and conditions for the sale by Public Tender of specific sites.

Staff subsequently received a proposal from the Salvation Army for the establishment of a community church providing facilities for all age groups and needs including Senior Citizens, single parents and youth groups such as the Baden Powell organization. Their facility will likely include a gymnasium and they have expressed interest in providing day care facilities. Worship facilities will be provided in a main sanctuary.

EXISTING SITUATION:

The Salvation Army is now in a position to proceed with their development proposal and they have optioned certain private lands at the southwest corner of the intersection of Cariboo Road and the Trans Canada Highway as shown on Figure 2.

With the preparation of a development plan for institutional uses it will be necessary to provide for the inclusion of these private lands in a development site. To provide a site of sufficient size it will be necessary to designate additional adjacent Municipal lands for consolidation with these lands. Moreover, as can be seen on Figure 1, a substantial portion of these private lands is required for a major linear parkway connecting the George Derby lands and the Brunette River System. An opportunity exists therefore to enter into a land exchange on an area for area basis which would benefit both parties.

While the land exchange would be finalized on the basis of an equal exchange under the existing A2 zoning the additional Municipal lands proposed for sale would be valued as a net site from which the necessary park dedications have been made. Therefore, the value to be established by the Legal and Lands Department would need to reflect this fact.

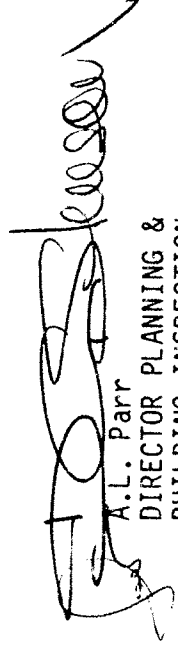
Planning & Building Inspection Department
re: Salvation Army Community Church
1982 August 25

Page 3

ITEM 9
MANAGER'S REPORT NO. 49
COUNCIL MEETING 1982 09 07

With the development of the Cariboo Area primarily for residential use, the Municipality will receive considerable revenue which will accrue to the Land Assembly and Development Fund. In the comprehensive sense, lands will also need to be dedicated or acquired for community open space, including linear parkland. The costs of acquiring such lands should then become a charge to this Fund as a component of the overall development objective. In the subject case the value of the Municipal lands proposed for exchange in acquiring the linear parkland shown on Figures 3 & 4 would be a charge to the Land Assembly and Development Fund and the monies received from the sale of the additional Municipal lands would be credited to the Fund.

While staff has not yet completed the preparation of the detailed development plan for the entire institutional area the land use requirements for the subject site are known and we have no hesitation in recommending that approval in principle be granted to the proposed land exchange and the sale of additional Municipal lands. Staff has made it clear that this approval does not, in any way, represent a firm commitment to proceed as the details of the site geometry, compensation, servicing and the like must first be finalized. Notwithstanding these facts, the Salvation Army is prepared to exercise their option given Council's approval in principle to the foregoing.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

PB/mcb
Attachs:

cc: Municipal Solicitor
Director Recreation & Cultural Services
Director Engineering
Treasurer

ITEM 9
MANAGER'S REPORT NO. 49
COUNCIL MEETING 1982 09 07

122

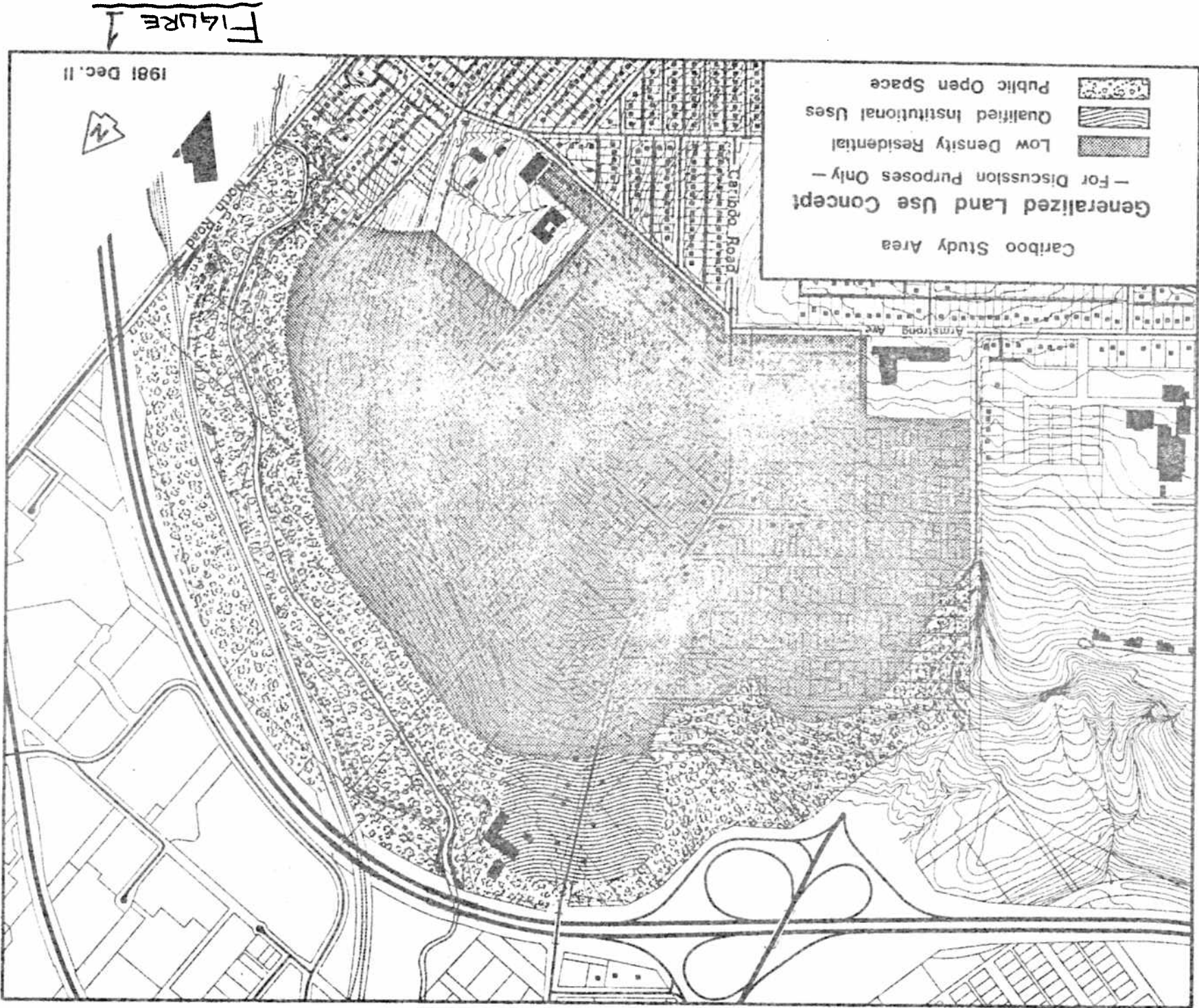
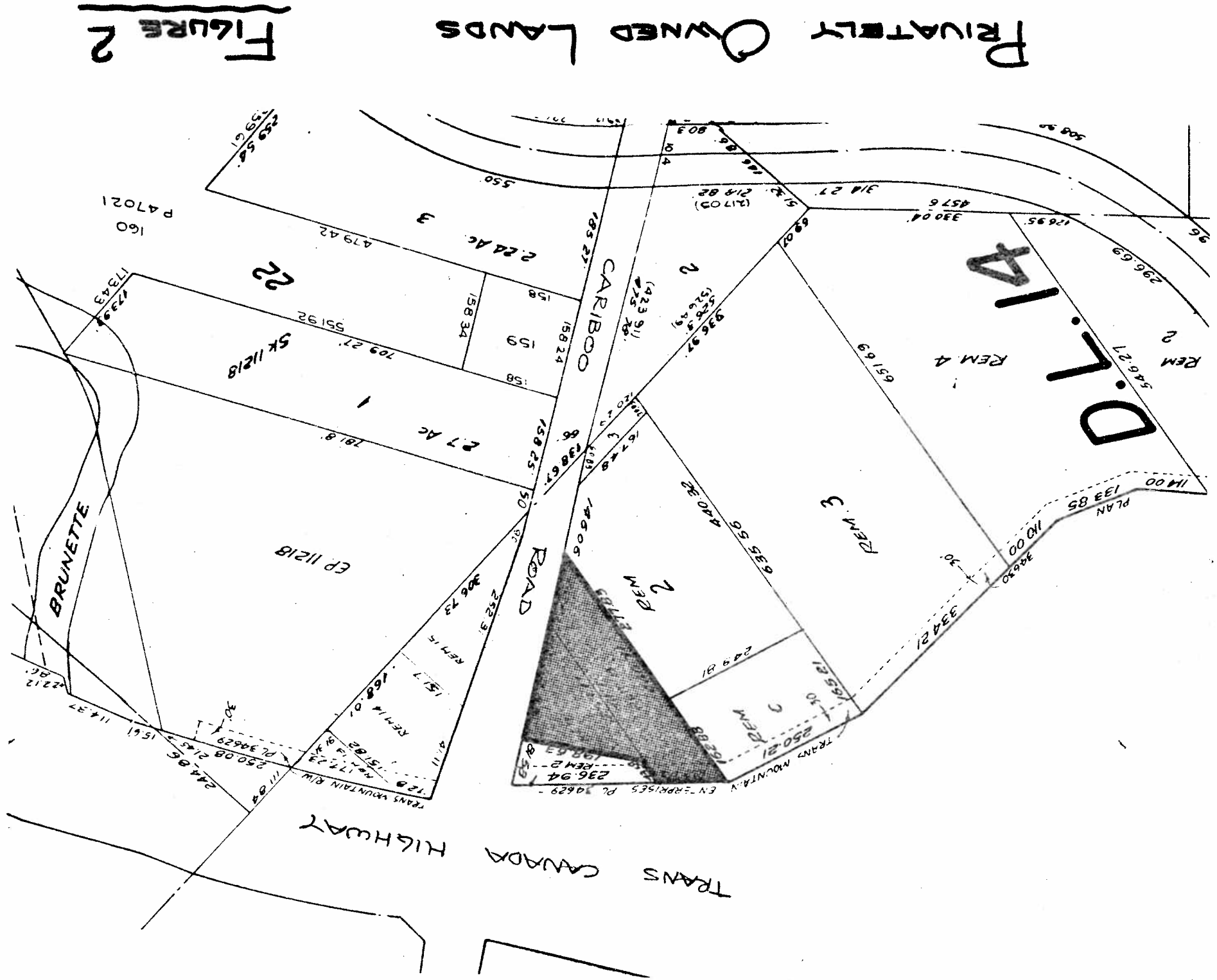


FIGURE 1

ITEM 9
MANAGER'S REPORT NO. 49
COUNCIL MEETING 1982 09 07

1982 Aug. 26
1" = 200' PB



PRIVATELY OWNED LANDS

Figure 2

