

RE: PROPOSED LAND EXCHANGE INVOLVING LANDS REQUIRED FOR RIVERWAY GOLF COURSE
AND MUNICIPAL LANDS DESIGNATED FOR AGRICULTURAL USE
(ITEM 8, REPORT NO. 46, 1980 JULY 07)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations as contained in the report of the Director Recreation & Cultural Services be adopted.

* * * * *

ITEM	1
MANAGER'S REPORT NO.	62
COUNCIL MEETING	1982 11 08

1982 NOVEMBER 02

TO : MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE : PROPOSED LAND EXCHANGE INVOLVING LANDS REQUIRED FOR RIVERWAY GOLF COURSE
AND MUNICIPAL LANDS DESIGNATED FOR AGRICULTURAL USE

RECOMMENDATIONS:

1. THAT Council authorize the exchange of Municipal lands on the south side of Willard Street which are shown on the attached Figure 1 for those private lands west of Royal Oak Avenue which are shown on the attached Figure 2 as more particularly described in the attached report.
2. THAT the Municipality provide the following services to the Municipal lands involved in the exchange and that the cost of these services be charged to Code 70 of the Land Assembly and Development Fund:
 - (a) construction of a 6 inch diameter water main on Willard Street from Marine Drive to Stride Avenue and two 2 inch diameter water services and meters;
 - (b) construction of two driveway accesses across the drainage ditch on the south side of Willard Street;
 - (c) preparation of the survey plans required to provide two consolidated parcels as shown on Figure 1.
3. THAT Council authorize the preparation and introduction of a Road Closing By-Law as shown on the attached Figure 3.
4. THAT Council allow the vendors to continue farming at 8955 Royal Oak Avenue rent free for a period of two years.

REPORT

At its meeting of 1982 November 03 the Parks and Recreation Commission received the attached report on the above subject.

Council will note that the 1979 appraisal of the property referred to in the report indicates a value of \$65,000 per acre while the value today is \$108,900 per acre.

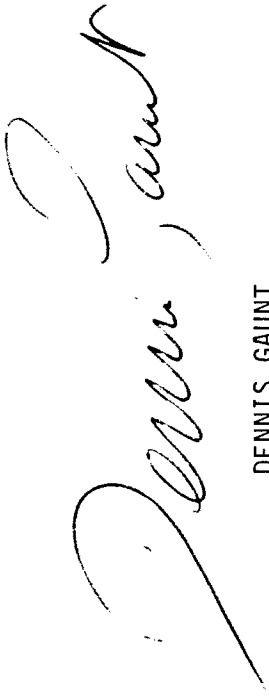
The Legal & Lands Department advises that this difference is attributable to the time adjustment and to the introduction of Marine Way which has stimulated the interest of industrial developers. Due to the shortage of industrial serviced land, values did not drop as did the residential and commercial land values.

./..

ITEM	1
MANAGER'S REPORT NO.	62
COUNCIL MEETING	1982 11 08

The Commission approved the following recommendation contained in the report: **102**

"THAT the Commission request Council to approve the recommendations detailed in the 1982 October 21 report of the Director Planning and Building Inspection."



DENNIS GAUNT
DIRECTOR RECREATION
AND CULTURAL SERVICES

PAL:ps
Attach.

cc: Director Planning & Building Inspection
Director Engineering
Municipal Solicitor
Treasurer

ITEM

~~DIRECTOR'S REPORT NO.~~

~~23~~

~~COMMISSION MEETING 82 11 03~~

ITEM	1
MANAGER'S REPORT NO.	62
COUNCIL MEETING	1982 11 08

RE: PROPOSED LAND EXCHANGE INVOLVING LANDS REQUIRED FOR RIVERWAY
GOLF COURSE & MUNICIPAL LANDS DESIGNATED FOR AGRICULTURAL USE

RECOMMENDATION:

1. THAT the Commission request Council to approve the recommendations detailed in the 1982 October 21 report of the Director Planning and Building Inspection.

REPORT

The attached report on the above subject has been received from the Director Planning and Building Inspection.

The Commission's Land Acquisition account will be charged for the value of the Municipal land involved in the exchange and for the cost of servicing at the time the Royal Oak property is actually utilized for recreational purposes.

Attach.
PAL:hh

C.C.
Director Planning & Building Inspection
Director Engineering
Municipal Solicitor
Municipal Treasurer

ITEM 1
MANAGER'S REPORT NO. 62
COUNCIL MEETING 1982 11 08

ITEM 6
DIRECTOR'S REPORT NO. 23
COMMISSION MEETING 82 11 03

THE CORPORATION OF THE DISTRICT OF BURNABY

101

PLANNING & BUILDING
INSPECTION DEPARTMENT

TO: DIRECTOR RECREATION & CULTURAL SERVICES 1982 October 21

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 03.301/DL 162

SUBJECT: PROPOSED LAND EXCHANGE INVOLVING LANDS REQUIRED FOR RIVERWAY GOLF COURSE & MUNICIPAL LANDS DESIGNATED FOR AGRICULTURAL USE

=====

RECOMMENDATIONS:

It is proposed that the Commission recommend:

1. THAT Council authorize the exchange of Municipal lands on the south side of Willard Street which are shown on the attached Figure 1 for those private lands west of Royal Oak Avenue which are shown on the attached Figure 2 as more particularly described in the following report.
2. THAT the Municipality provide the following services to the Municipal lands involved in the exchange and that the cost of these services be charged to Code 70 of the Land Assembly and Development Fund.
 - (a) construction of a 6 inch diameter water main on Willard Street from Marine Drive to Stride Avenue and two 2 inch diameter water services and meters.
 - (b) construction of two driveway accesses across the drainage ditch on the south side of Willard Street.
 - (c) preparation of the survey plans required to provide two consolidated parcels as shown on Figure 1.
3. THAT Council authorize the preparation and introduction of a Road Closing By-law as shown on the attached Figure 3.
4. THAT Council allow the vendors to continue farming at 8955 Royal Oak Avenue rent free for a period of two years.

RECEIVED IN
PARKS AND RECREATION

REFER FILE
RECREATION

OCT 25 1982

To	Initial	D-19
DS		

....2/

Planning & Building Inspection Department
 re: Proposed Land Exchange (Riverway Golf Course)
 1982 October 21 Page 2

ITEM	1
MANAGER'S REPORT NO.	62
COUNCIL MEETING	1982 11 08

R E P O R T

A. BACKGROUND

The Parks & Recreation Commission, on 1980 July 02, recommended to Council that staff be authorized to enter into negotiations on the subject land exchange. Council authorization was granted on 1980 July 07.

B. EXISTING SITUATION

The Legal & Lands Department has reached a negotiated settlement which they are prepared to recommend to Council and a copy of their evaluation is attached. In view of the time which has elapsed since this matter was first considered, the following report updates the planning rationale for the proposed exchange.

Essentially the Municipality will be providing certain services to raw agricultural lands which have been valued at \$373,300 (land + services) and exchanging these lands for a parcel which is required for future golf course development and which has been valued at \$422,532.

The private lands on Royal Oak Avenue are within the area of the future Riverway Golf Course as illustrated on the attached Figure 4. The owner would like to undertake improvements to his existing facilities, however, he is cognizant of the fact that his property is designated for acquisition. He is hesitant, therefore, to undertake the improvements necessary to maintain a viable farming operation. In terms of the Municipality's acquisition objectives, if these improvements were undertaken the cost of acquiring the property would increase accordingly. Moreover, over the last two years the Municipality has accelerated its land-fill program for the future golf course resulting in the placement of fill abutting the westerly and southerly boundaries of the subject property.

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.

Planning & Building Inspection Department
 re: Proposed Land Exchange (Riverway Golf Course)
 1982 October 21 Page 3

ITEM	1
MANAGER'S REPORT NO.	62
COUNCIL MEETING	1982 11 08

106


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. To solve this problem Council authorized staff to pursue the subject land exchange, thereby permitting both parties to achieve their objectives. The public interest is then served through the enhancement of agriculture in the Big Bend. The agricultural significance of this area cannot be overstated as, 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%.

C. NEGOTIATED SETTLEMENT

The Legal and Lands Department have recommended an exchange which is considered to be equitable, and the rationale for their recommendation is provided in the attached 1982 October 04 memorandum to the Director Planning and Building Inspection.

Certain services will need to be provided as described in this memorandum to enable the Municipal lands to be used for agriculture. It should be noted that the Municipality also owns lands on the north side of Willard Street which will benefit from the installation of the proposed watermain.

In summary, the objective of the proposed exchange 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. The Legal and Lands Department have negotiated a recommended settlement which would achieve these objectives.


 A.L. Parr
 DIRECTOR PLANNING &
 BUILDING INSPECTION

PB/mcb
 Attachs:

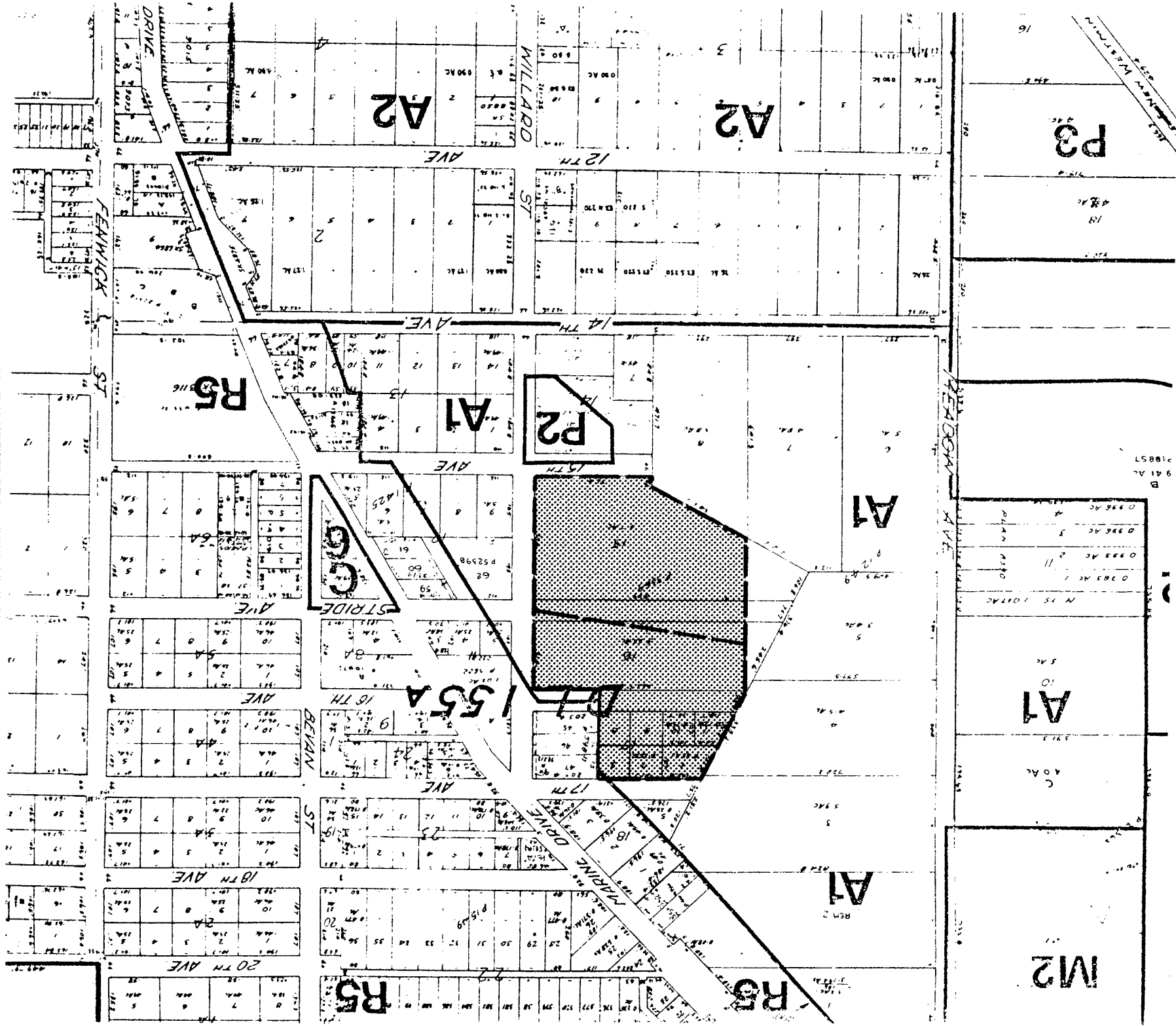
cc: Director Engineering
 Municipal Solicitor
 Treasurer

ITEM

1
MANAGER'S REPORT NO. 62
COUNCIL MEETING 1982 11 08

DIRECTOR'S REPORT NO. 23

COMMISSION MEETING 82 11 03



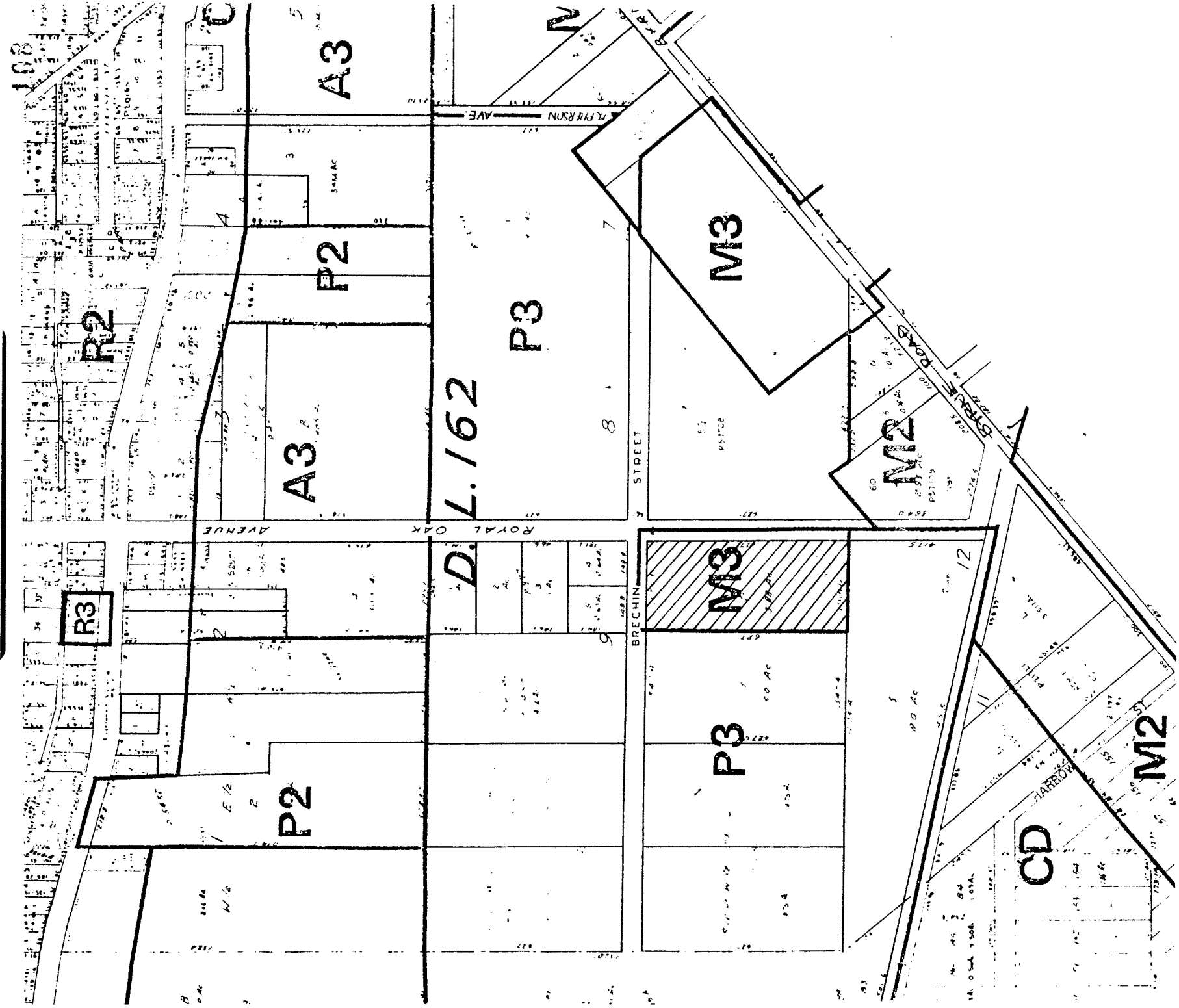
MUNICIPAL LANDS TO BE
CONSOLIDATED & EXCHANGED.

FIGURE 1

1"=400' PB
1982 OCT. 14

ITEM 1
 MANAGER'S REPORT NO. 62
 COUNCIL MEETING 1982 11 08

ITEM 6
 DIRECTOR'S REPORT NO. 23
 COMMISSION MEETING 82 11 03



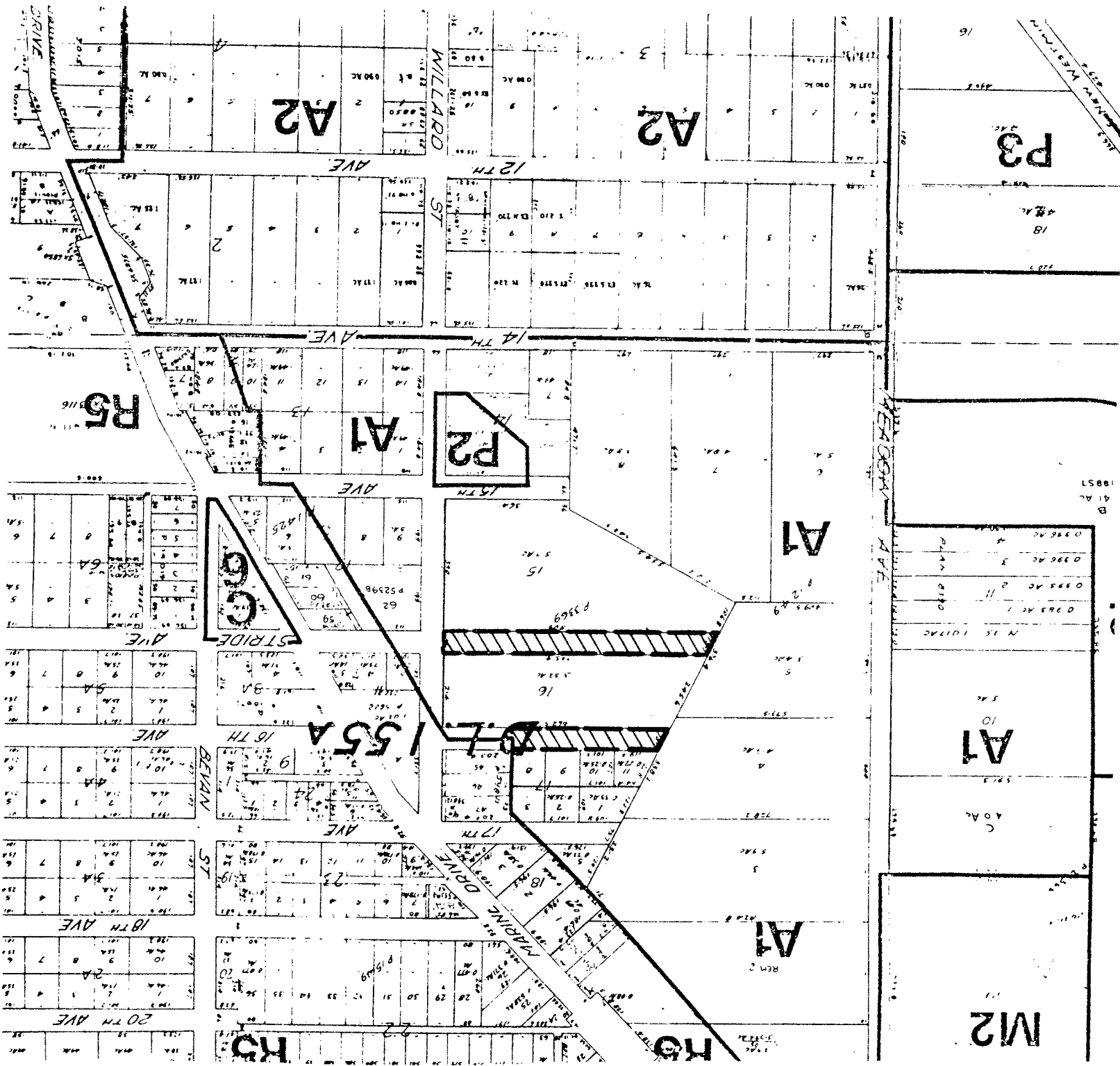
PRIVATE LANDS TO BE
 ACQUIRED VIA EXCHANGE.

FIGURE 2
 1" = 400' PB
 1982 Oct. 14

ITEM

ITEM 1
 MANAGER'S REPORT NO. 62
 COUNCIL MEETING 1982 11 08

DIRECTOR'S REPORT NO. 23
 COMMISSION MEETING 82 11 03



PROPOSED ROAD CLOSURES.

Figure 3

1" = 400' PB

1982 OCT 14

103

ITEM 1
 MANAGER'S REPORT NO. 62
 COUNCIL MEETING 1982 11 08

ITEM 23
 DIRECTOR'S REPORT NO. 82 11 03
 COMMISSION MEETING

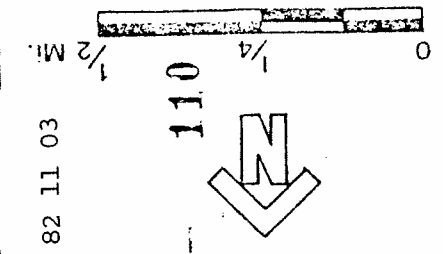
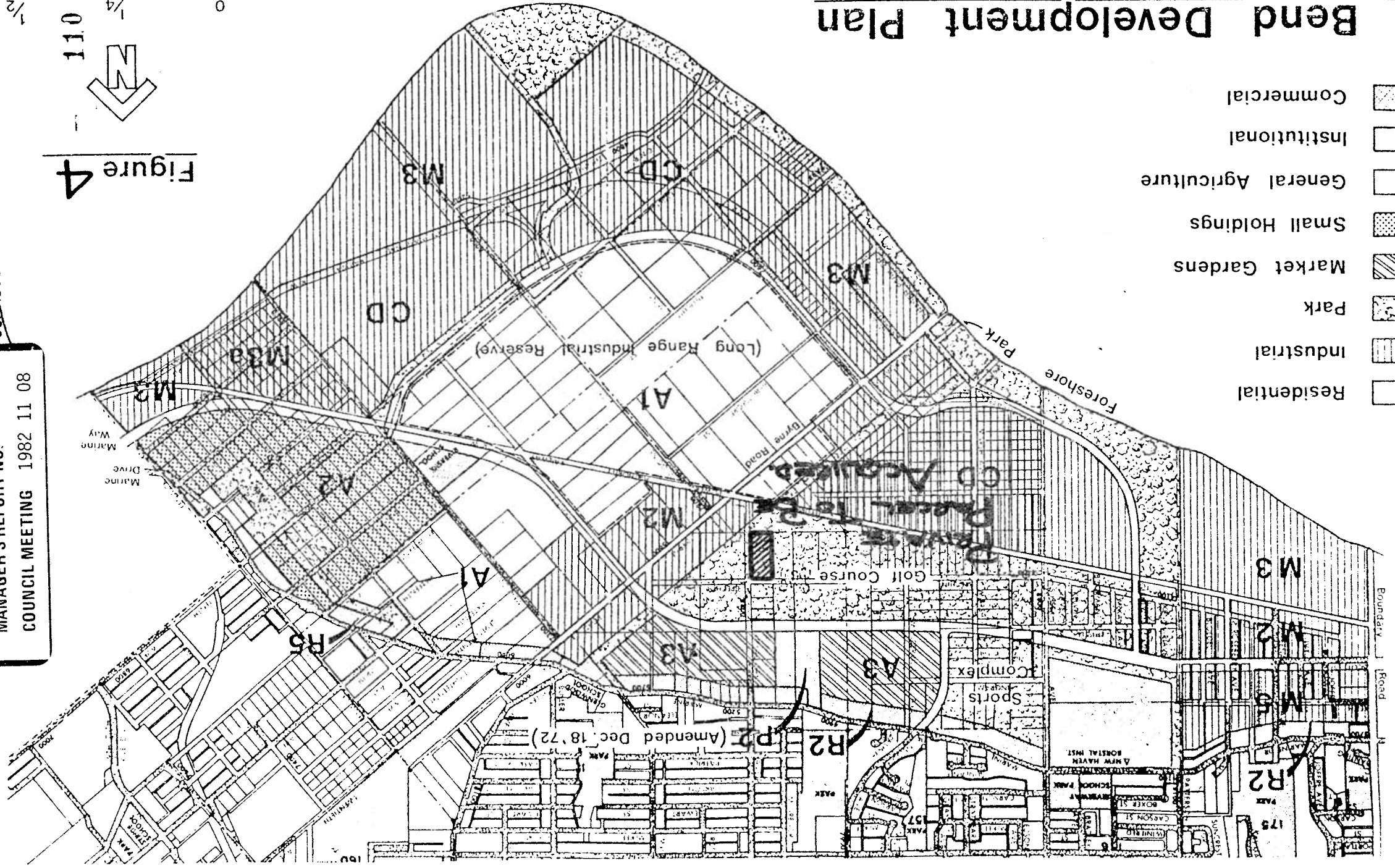


Figure 4



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

Big Bend Development Plan

Adopted March 27, 1972

ITEM

DIRECTOR'S REPORT NO. 23

COMMISSION MEETING 82 11 03

ITEM	1
MANAGER'S REPORT NO.	62
COUNCIL MEETING	1982 11 08



INTER-OFFICE COMMUNICATION

DIRECTOR PLANNING AND BUILDING INSPECTION (ATTN: P. BLOXHAM)

DATE: OCT. 4, 1982

FROM: SOLICITOR

DEPARTMENT:

OUR FILE #

SUBJECT: PROPOSED LAND EXCHANGE--RIVERWAY GOLF COURSE LOTS 1-2-3-8-9-10 AND 11 OF BLOCK 17 AND BLOCKS 15 AND 16, ALL OF D.L. 155 "A", GROUP 1, PLAN 3369
7500 BLOCK WILLARD, TOGETHER WITH INTERNAL ROAD
 ALLOWANCES FOR LOT 2, BLOCK "A", D.L. 162, PLAN 1795,
 8995 ROYAL OAK AVENUE (MR. G. CHANG)

YOUR FILE #

The proposed land exchange was approved by Council at its meeting of July 7, 1980, Manager's Report No. 46, Item 8. After considerable negotiations over the years, we have at last reached an agreement for the proposed land exchange on the following terms:

1. Land for land exchange - 3.8 acres of industrial zoned (M-3) land at 8995 Royal Oak Avenue for the 12.10 acres of raw agricultural zoned Municipal land - 7500 Block Willard.
2. Burnaby to provide water service to the property line, 2" line and two meters) - estimated cost to Burnaby-\$64,500.
3. Burnaby to construct access over ditch for each parcel. Estimated cost to Burnaby-\$6,300.
4. Burnaby to consolidate and subdivide the 12.10 acres into two 6.05 acre parcels.
5. That Burnaby allow the vendors to continue farming 8995 Royal Oak rent free for a period of two years while the new areas are cleared for cultivation and put into production.

APPRAISED VALUE

In November 1979 an appraisal of both properties was prepared on behalf of Mr. Chang by Robert G. Erho of Penny & Keenleyside Appraisals Ltd., with the following results:

Chang Property

Lot 2, Block "A", D.L. 162, Plan 7195
 8995 Royal Oak
 Comprising of 3.88 acres
 or \$65,000 per acre
Municipal Property \$252,000

Blocks 15 and 16, D.L. 155 "A", Plan 3369
 7500 Block Willard St.
 Comprising of 8 acres
 or \$25,000 per acre 200,000

ITEM

DIRECTOR'S REPORT NO. 23

COMMISSION MEETING 82 11 03

ITEM	1
MANAGER'S REPORT NO.	62
COUNCIL MEETING	1982 11 08

DIRECTOR PLANNING AND
BUILDING INSPECTION

(2)

OCTOBER 4, 1982

112

8995 Royal Oak is owned by two brothers and in order to facilitate a division of each brother's interest, we were requested that two viable farming lots be created; this was done by including additional lots 1 to 3 and lots 8 to 11 inclusive of Block 17 thus creating two 6.05 acre parcels as shown on the attached sketch.

The Municipal lands are covered with trees and require clearing and considerable drainage in order to prepare the land for agricultural development. We feel the appraiser was reasonable at a raw land value of \$25,000 per acre. On today's market a value of \$25,000 per acre would still be a fair representation of agricultural zoned raw land, indicating the value of municipal land - \$302,500.

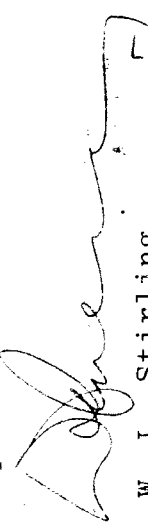
Industrial Land

The introduction of the new Marine Way has stimulated interest in industrial land in this area. Soil conditions are poor, fill and the piling of foundation will be required. In the last year there has not been any land transaction in this area to give any indication of the current market values.

A number of parcels are offered for sale through the Greater Vancouver Real Estate Board. Listing prices range \$148,500 to \$247,000 per acre for filled land. The cost of fill per acre is around \$25,000. This would suggest the value of unfilled industrial land is \$123,000 per acre or \$2.82 per sq. ft. Allowing for the location, we are of the opinion that the fair-market value of the 3.88 acre unfilled industrial zoned parcel is \$2.50 per sq. ft. or \$108,900 per acre for a total value of \$422,532.

Value of Municipal Land \$302,500
Water and culvert 70,800
 \$373,300

This is a negotiated settlement, which will bring the industrial land in to the Municipality at a cost equivalent to \$2.21 per sq. ft.


W. L. Stirling
MUNICIPAL SOLICITOR

FAEvans/gmc
Attach.