



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

On 1983 January 04, Council received item 1, Report No. 1. Council then moved and seconded a motion that the recommendations in this report be adopted. A discussion followed and these recommendations were tabled.

The recommendations in Item 1, Report No. 1 and those in the following report from the Director Planning & Building Inspection are exactly the same. Therefore, from a procedural point of view, when Council lifts Item 1, Report No. 1 from the table (see tabled item on page 12 of this week's agenda), it will then be in order to deal directly with the recommendations in that earlier report.

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations in Item 1, Report No. 1 dated 1983 January 04 be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1983 June 03
 Our File: 03.301
 D.L. 162

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: PROPOSED LAND EXCHANGE INVOLVING LANDS REQUIRED FOR THE 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 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.

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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.

SUMMARY:

Council has received several reports on the subject matter dating from 1980 July 07 to 1983 April 11. In view of the time which has elapsed and the complexities involved in the proposal, we are submitting the following consolidated report to assist Council in assessing all of the information which has been received to date.

Essentially, the recommendations which have been advanced provide for an exchange of lands which will enhance the agricultural viability of the Big Bend market gardening community through the development of vacant Municipal lands while acquiring lands required for the development of the proposed Riverway Golf Course and the relocation of Byrne Creek. The Legal and Lands Department has negotiated a recommended settlement which would achieve these objectives.

REPORT

BACKGROUND:

This matter was first considered by the Parks and Recreation Commission on 1980 July 02, at which time they recommended to Council that staff be authorized to enter into negotiations on the proposed land exchange on the understanding that any charges to the Recreation and Cultural Services budget will not be made until such time as the land is actually required for the Riverway Golf Course. Council authorization was granted on 1980 July 07 (Item 8, Report No. 46).

The Legal and Lands Department subsequently negotiated a recommended exchange which was advanced to the Parks and Recreation Commission on 1982 November 03. The Commission considered the exchange proposal and forwarded a recommendation to Council to approve the exchange. Council considered this proposal on 1982 November 08 (Item 1, Report No. 62), at which time it was referred to staff for reconsideration and a further report on the relative values of the properties proposed for exchange. On 1983 January 04, Council received this report (Item 1, Report No. 1), at which time this matter was tabled until a report was received from the Director Engineering on the proposed realignment of Byrne Creek. This report was received on 1983 April 11 (Item 6, Report No. 27) and Council authorized staff to negotiate the acquisition of certain lands required for the creek relocation, including a portion of the subject lands which are proposed to be exchanged.

LAND USE CONSIDERATIONS:

The private lands proposed for exchange are required for the development of the Riverway Golf Course and the relocation of Byrne Creek as illustrated on the attached Figures 4 and 5. 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 landfill program for the future golf course resulting in the placement of fill abutting the westernly and southerly boundaries of the subject property.

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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 re-development 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 Municipal lands proposed for exchange are within the Agricultural Land Reserve and are currently undeveloped. If the exchange is approved the public interest will have been served through the enhancement of agriculture in the Big Bend and through the acquisition of lands required for the proposed golf course development and the relocation of Byrne Creek.

NEGOTIATED SETTLEMENT:

The Legal and Lands Department's initial recommendations provided for the exchange of raw agricultural Municipal lands which they valued at \$373,300 (land + services) for improved private lands which they valued at \$422,532. The rationale for their recommendation is provided in the attached 1982 October 04 memorandum to the Director Planning and Building Inspection.

It should be noted that certain services will need to be provided as described in this memorandum to enable the Municipal lands to be used for agriculture. The provision of the proposed watermain on Willard Street will also be of benefit to other Municipal lands on the north side of Willard Street.

As a result of Council's consideration of this matter on 1982 November 08, the Legal and Lands Department was requested to submit a further report on the values of the lands to be exchanged. Council's main concern was with the fact that the Municipality would be exchanging 12.1 acres (4.897 ha) of unimproved agricultural land within the Agricultural Land Reserve for 3.88 acres (1.570 ha) of industrially zoned land also situated within the Agricultural Land Reserve. In order to provide Council with some clarification of the value of both parcels of land, the Legal and Lands Department prepared the following appraisal of each property. Due to the lack of comparable sales in Burnaby, they analyzed sales of truck farms in other areas. They arrived at a market value as of 1982 November 22 as follows:

| | |
|---|-------------------|
| 3.88 acres of unimproved industrial land | \$ 426,800 |
| 12.10 acres of unimproved agricultural land | 198,500 |
| Difference | <u>\$ 228,300</u> |

As there was such a difference in the appraised value of each property, they requested an independent appraisal to be prepared by Mr. Dennis Collingwood of Collingwood Appraisals Ltd. On 1982 December 13, Mr.

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Collingwood furnished an appraisal of each property as of 1982 December
06, as follows:

| | |
|---|-------------------|
| 3.88 acres of unimproved industrial land | \$ 582,000 |
| 12.10 acres of unimproved agricultural land | 327,500 |
| Difference | <u>\$ 154,500</u> |

The discrepancy between both appraisals is, in part, due to the location of comparable sales and listings used in the analysis. The Legal and Lands Department deducted adjustments for time, whereby Mr. Collingwood applied an increase in value for time. Due to the recession, the Legal and Lands Department stated that they may have been a little cautious in using only the lower range of values. A farmer faced with losing his land would place a special value on land located in the same area. This value can only be determined by him.

The Legal and Lands Department stated that, due to the inability of appraisers to obtain from the marketplace conclusive evidence of any market trends, they would anticipate as many differing opinions of value as there were appraisals employed. They concluded that the transaction as proposed to Council is equitable for the Municipality. Therefore, they have reaffirmed the recommendations contained in this report.

During Council's deliberations on this matter, the question was raised as to the comparative values of the lands which were recently tendered for sale at the northeast corner of the intersection of Roseberry Avenue and Marine Way and the value of the lands to be acquired in the subject exchange. The Roseberry lands were tendered at \$4.247 per sq.ft. The Legal and Lands Department's 1982 October 04 valuation of the lands to be acquired was \$2.50 per sq.ft. Their 1982 November 22 revised valuation was \$2.53 per sq.ft. and the Collingwood appraisal of the same date was \$3.44 per square foot.

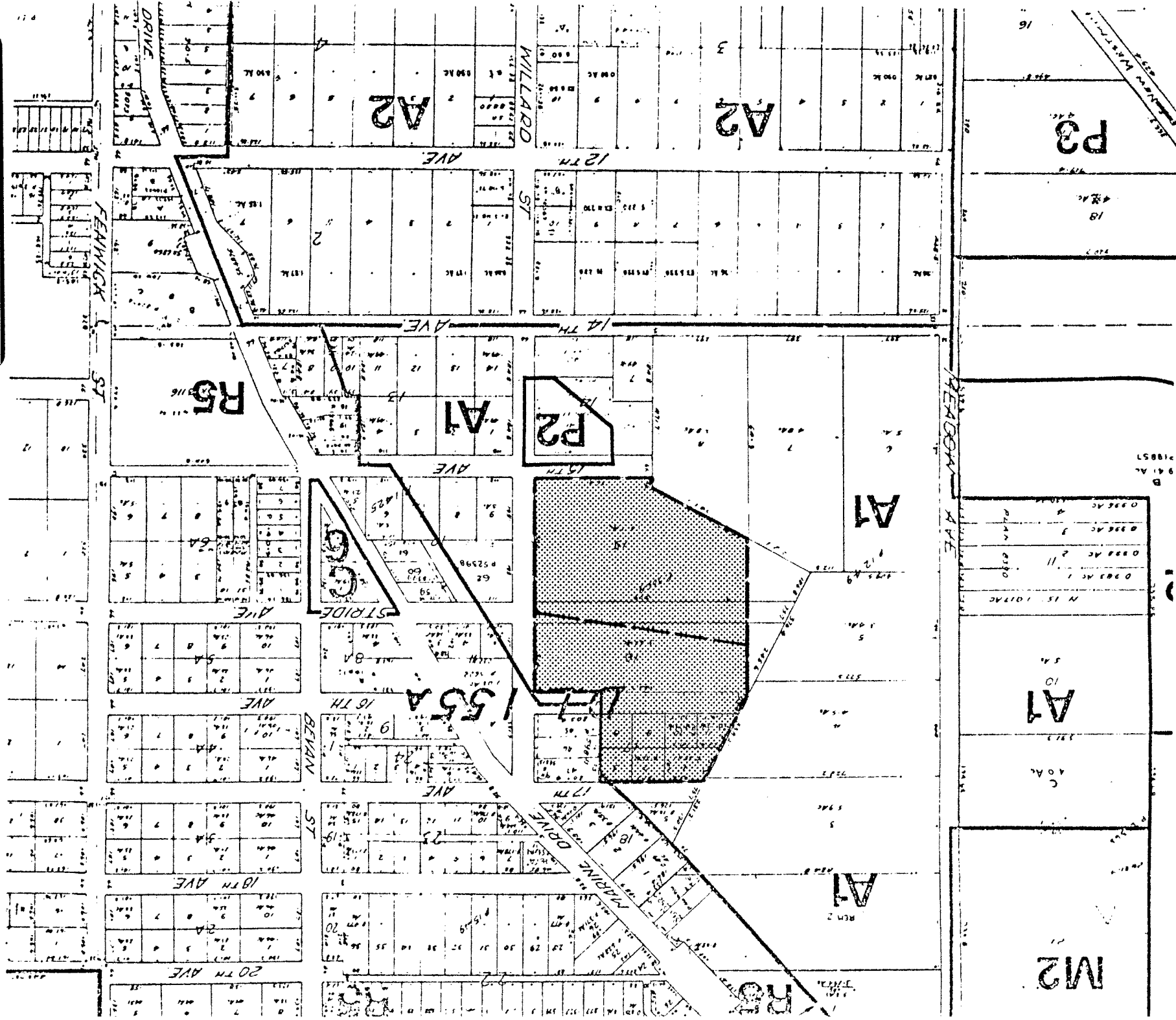
Council further requested a copy of the proposed layout for the Riverway Golf Course to determine its relationship to the lands proposed for acquisition. The Recreation and Cultural Services Department has prepared a preliminary plan which will be made available at the Council meeting for review. It should be noted that this is a preliminary layout and not necessarily the final development plan. It does, however, illustrate the fact that there is little flexibility in the total area available for the development of the course and that the subject property is a key acquisition. This plan was received by the Parks and Recreation Commission on 1983 June 15.


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

PB/jce
Attach.

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

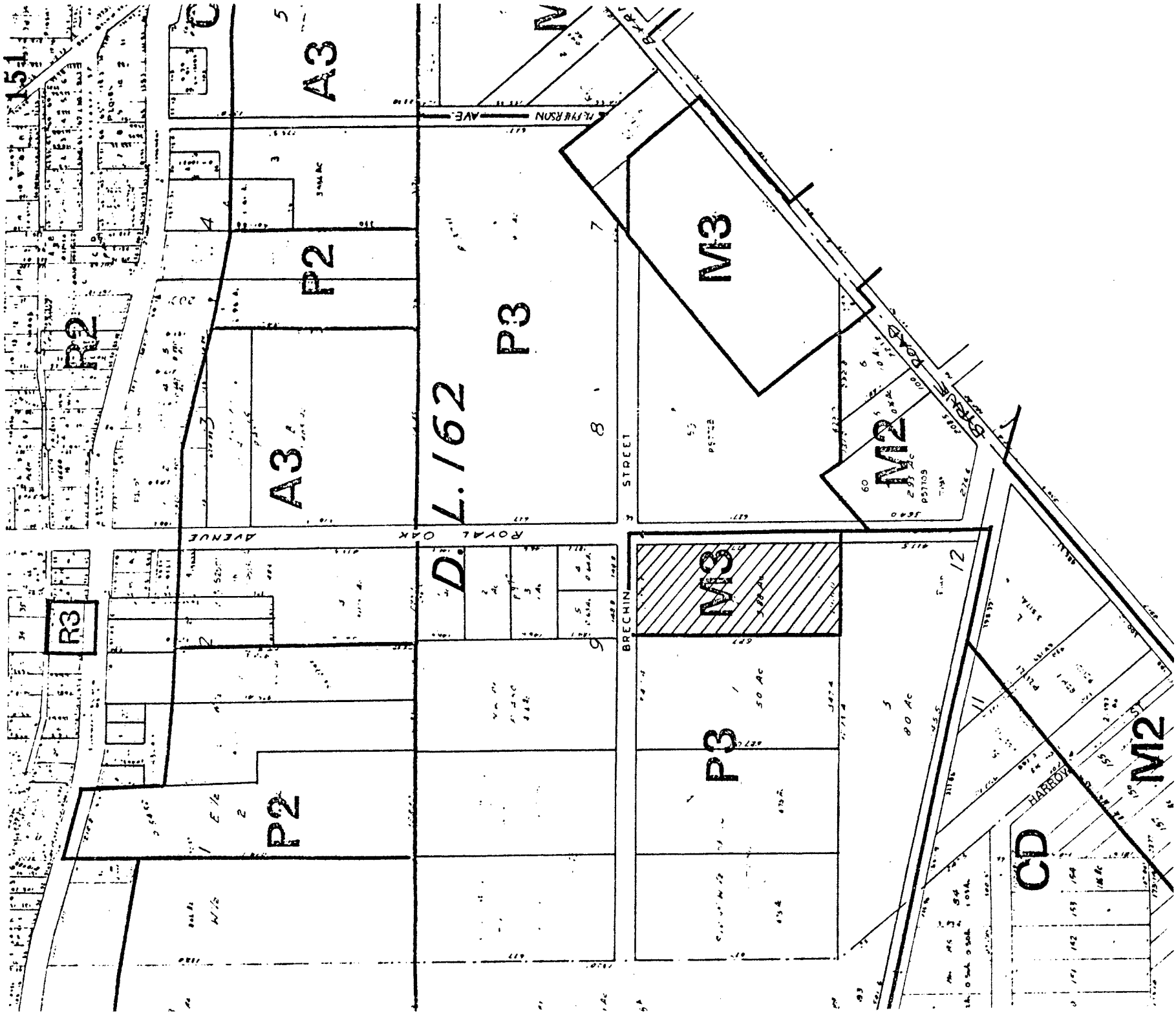
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MUNICIPAL LANDS TO BE
 CONSOLIDATED & EXCHANGED.

FIGURE 1
 1" = 400' PB

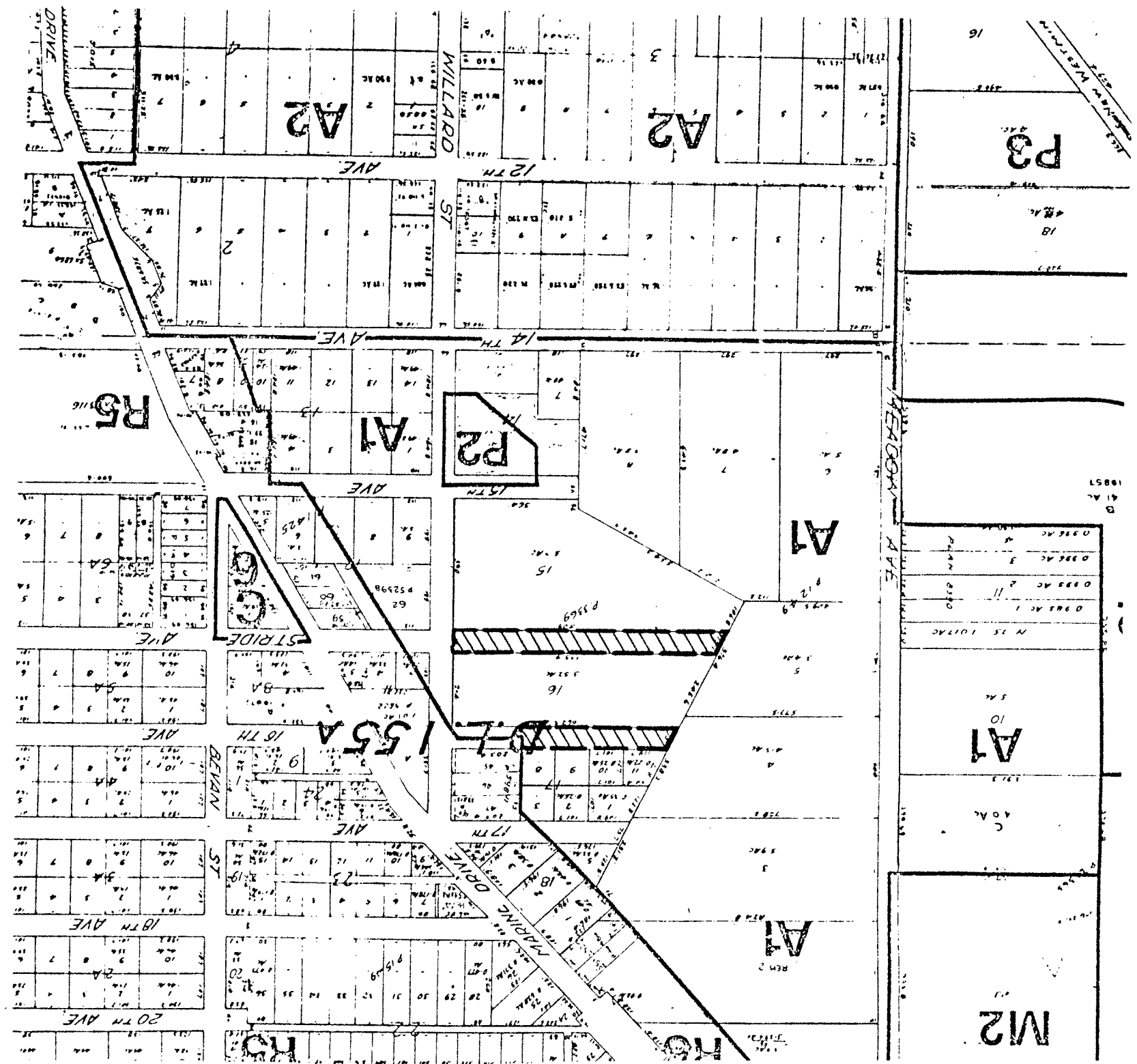
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PRIVATE LANDS TO BE
 ACQUIRED VIA EXCHANGE.

FIGURE 2
 1" = 400' PB
 1987 OCT. 14




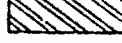


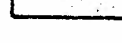
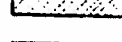
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PROPOSED ROAD CLOSURES.

Figure 3
 1" = 400' PB
 1982 Oct. 14

Big Bend Development Plan

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

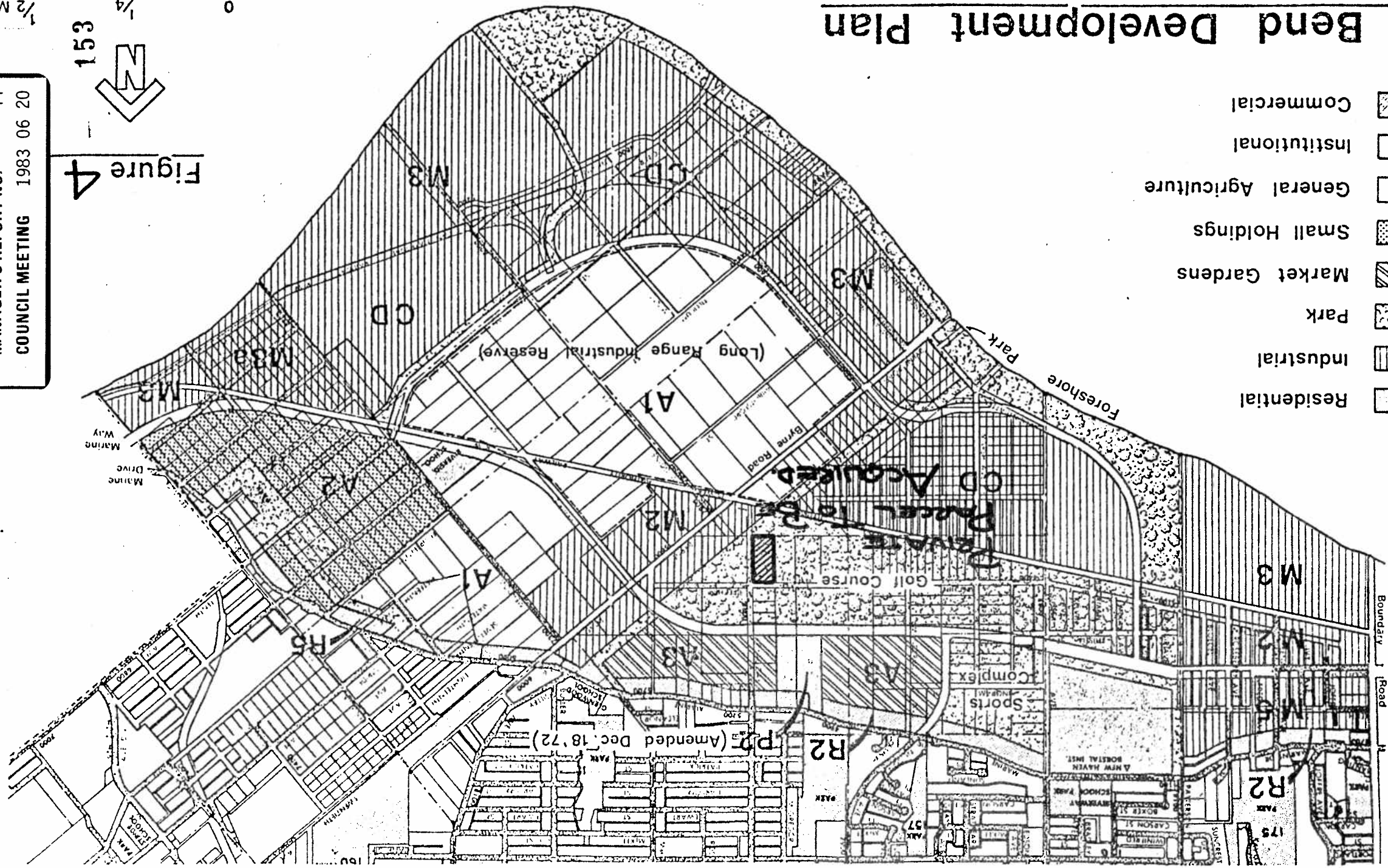




Figure 4



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Relocation of Byrne Creek Proposed Land Acquisitions

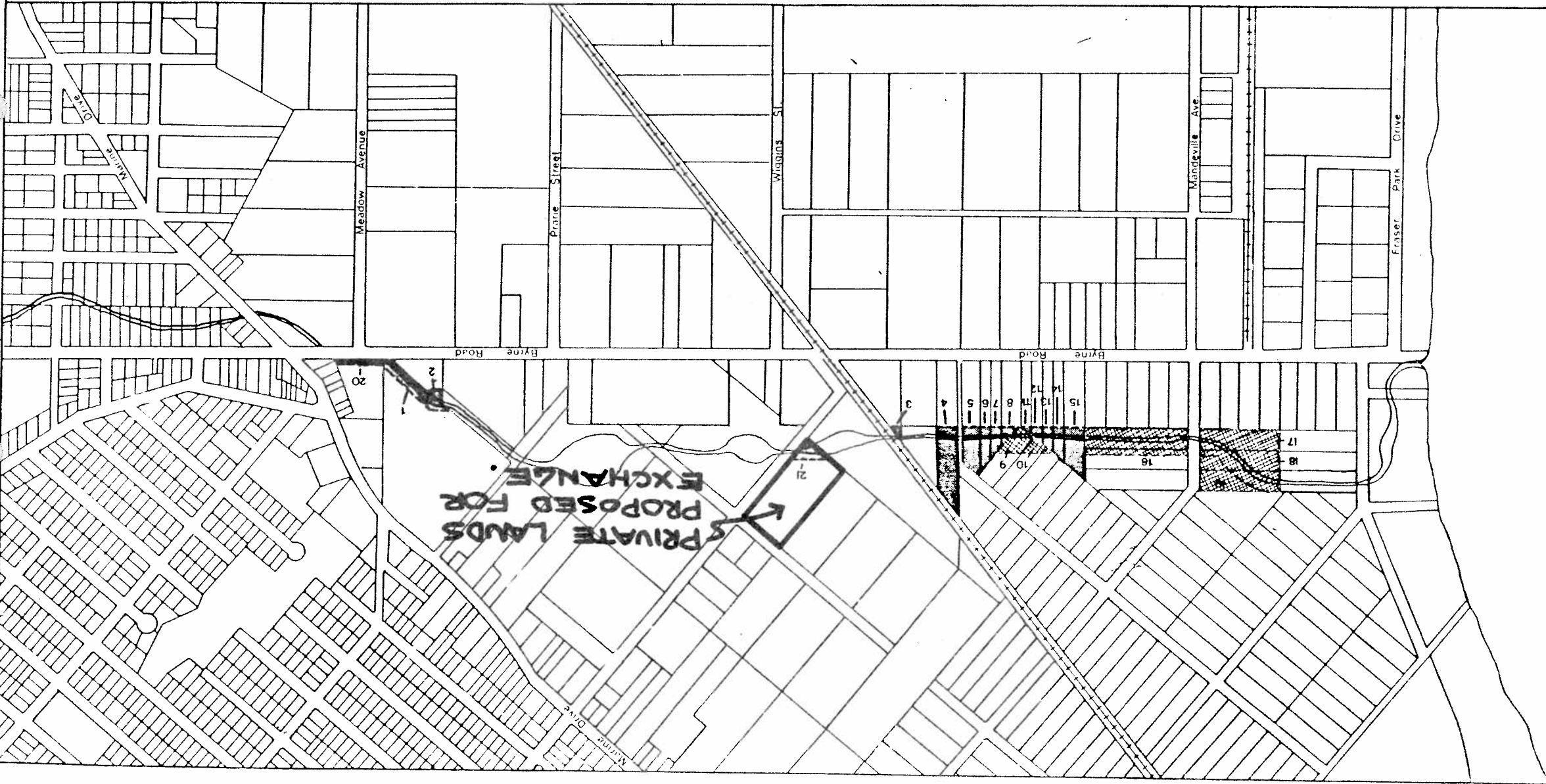
 Lands to be acquired from C.N.R. via land exchange with no capital outlay
 Private lands to be acquired requiring expenditures now

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Figure 5



DIRECTOR PLANNING AND
BUILDING INSPECTION

(2)

OCTOBER 4, 1982

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 |
| | <u>\$373,300</u> |

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.



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

INTER-OFFICE COMMUNICATION

DEPARTMENT:

DATE: OCT. 4, 1982

FROM: SOLICITOR

DEPARTMENT:

OUR FILE #

YOUR 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 INTERVAL ROAD~~
ALLOWANCES FOR LOT 2, BLOCK "A", D.L. 162, PLAN 1795,
8995 ROYAL OAK AVENUE (MR. G. CHANG)

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

