

ITEM 4
MANAGER'S REPORT NO. 25
COUNCIL MEETING 1983 04 05

RE: ACQUISITION OF MUNICIPAL LANDS TO FACILITATE RELOCATION OF B C HYDRO
RAILWAY RELATIVE TO ALRT MAINTENANCE YARD CONSTRUCTION

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 March 30
Our File: 08.230.1

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: ACQUISITION OF MUNICIPAL LANDS TO FACILITATE RELOCATION OF B.C.HYDRO
RAILWAY RELATIVE TO A.L.R.T. MAINTENANCE YARD CONSTRUCTION

RECOMMENDATIONS:

1. THAT B.C.Transit be given permission to enter a portion of Lot 74, Block 9, District Lot 171, Group 1, Plan 57312 N.W.D. (as shown on the attached Figure 1) for the purpose of commencing the relocation of the B.C.Hydro Railway line.
2. THAT the granting of the foregoing permission to enter the subject lands does not constitute final approval for the sale of these lands which will be subject to agreement on land value.
3. THAT the Legal and Lands Department be requested to submit a further report on the sale of the subject lands, including a recommendation on the amount of compensation to be paid by B.C.Transit.
4. THAT a copy of this report be forwarded to:

Mr. Lionel Mercier, Manager
Property Services
B. C. Transit
874 - Four Bentall Centre
P.O. Box-49297
1055 Dunsmuir Street
Vancouver, B. C. V7X 1P6

REPORT

BACKGROUND:

In the course of reviewing the drawings for the A.L.R.T. Maintenance and Storage facility, staff noted that it was B.C.Transit's intention to relocate the existing B.C.Hydro rail line to permit the construction of the A.L.R.T. guideway adjacent to the Maintenance Centre. By and large, this relocation could be accomplished within the existing railway right-of-way, however, in the area between Twelfth Avenue and Tenth Avenue, it was evident that B.C.Transit would have to acquire Municipal lands. Therefore, B.C.Transit was requested to prepare and submit a plan outlining the actual required area and to submit a formal request to acquire these lands.

RE: ACQUISITION OF MUNICIPAL LANDS TO FACILITATE
THE RELOCATION OF B.C.HYDRO RAILWAY RELATIVE
TO A.L.R.T. MAINTENANCE YARD CONSTRUCTION
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It was noted that the lands to be acquired are zoned for residential development and the fact that this development potential will be reduced will need to be reflected in ascertaining value.

EXISTING SITUATION:

B.C.Transit has initiated discussions with the Legal and Lands Department on the question of the value of the subject lands. The Legal and Lands Department has requested B.C.Transit to provide a market appraisal for review prior to formulating a position on value.

To date, we have received a survey plan depicting the required area. However, we have not received the requisite appraisal.

In this instance, due to construction pressures, B.C.Transit has requested that this matter be presented to Council in advance of formal resolution of the land acquisition. They have provided their agreement, in principle, that the lands will be dealt with on a market value basis.

Staff recognizes that this proposal is a departure from normal procedures. However, it is being clearly stated that the granting of permission to enter the subject lands does not constitute final approval for the sale of these lands, as this will be subject to agreement on land value. We have, therefore, recommended this course of action to facilitate their construction scheduling.

PB/jce
Attach.

cc: Municipal Solicitor
Director Engineering


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

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