

ITEM	14
MANAGER'S REPORT NO.	46
COUNCIL MEETING	1984 07 09

RE: ASSEMBLY OF LAND BY MUNICIPALITY FOR GENERAL PURPOSES -
 AUTHORIZATION BY COUNCIL PRIOR TO 1980

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1984 July 03
 FROM: DIRECTOR PLANNING & BUILDING INSPECTION
 SUBJECT: ASSEMBLY OF LAND BY MUNICIPALITY FOR GENERAL PURPOSES -
 AUTHORIZATIONS BY COUNCIL PRIOR TO 1980

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RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

The Land Assembly Program, dealing with property acquisitions for purposes other than roads, parks, firehall, etc., appears in the Capital Budget as a total described as "General Purpose Program".

This "General Purpose Program" total is derived from a staff working document which lists proposed acquisitions in accordance with a priority rating system.

Negotiations for the proposed acquisitions in the working document have all been approved in the past by Council by either specific approval or, alternatively, by general approval through adoption of Community Plans or Municipal reports in which acquisitions in certain areas are recommended, or by the passage of resolutions authorizing gradual acquisition of properties in particular areas, e.g.: Central Area and Cariboo Area, as they become available.

This working document of proposed acquisitions has been in existence since 1970 and so some of the approvals by Council have been in existence a good many years.

Re: Assembly of Land by Municipality for General Purposes -
 Authorizations by Council Prior to 1980
 1984 July 03

It is the purpose of this report to re-appraise Council of the more long standing authorizations, i.e.: those before 1980, and to advise that it is still our intention to proceed with negotiations for these properties whenever it is opportune to do so.

The properties for which approvals were granted prior to 1980 are listed in the attached Appendix 'A', with maps.

The general areas in which these properties are located and the estimates as they apply to each general area, are shown in the following table:

<u>Area</u>	<u>Number of Specific Properties</u>	<u>Estimates</u>
1. Cariboo Development Area	7	1,158,000
2. Central Land Assembly Area	4	1,000,333 (1)
3. Burnaby Mountain Conservation Area	8	1,125,267 (2)
4. Boundary Road Marine Way Industrial Area	13	1,509,000
5. Elwell Street Area	2	140,000
6. Lougheed-Phillips Area	1	33,900
7. Stride Avenue Area	1	150,000
8. Metrotown Area	-	950,000 (3)
		<u>6,066,500</u>

Council will, of course, receive the normal detailed reports as acquisitions become active.


 A. L. PARR
 DIRECTOR PLANNING &
 BUILDING INSPECTION

CRL/jce
Attach.

Notes:

- (1) Includes \$355,333 contingency for unspecified properties.
- (2) Includes \$463,467 contingency for unspecified properties.
- (3) Contingency for unspecified properties.

SCHEDULE 'A'
LAND ASSEMBLY FOR GENERAL PURPOSES PROGRAM - PROJECTS AUTHORIZED PRIOR TO 1980

<u>MAP #</u>	<u>GENERAL DESCRIPTION</u>	<u>LEGAL DESCRIPTION</u>	<u>EST. \$</u>	<u>AUTHORIZATION & PROGRESS</u>	<u>JUSTIFICATION AND COMMENTS</u>
1	CARIBOO DEVELOPMENT AREA	D.L. 13, Blk. 22, Lot 3, Plan 11199 7256 Cariboo Road	250,000	Within the Cariboo Land Assembly Area for which Council adopted a resolution 1968 December 16 which provided for the gradual acquisition and development of private undeveloped lands as they became available, to facilitate the development of this area on a pre-planned basis.	This property is required for consolidation and development in conjunction with the adjacent Municipal holdings, prior to subdivision and development.
2	"	D.L. 13, Lot 159, Plan 47021 7238 Cariboo Road	140,000	"	"
3	"	D.L. 13, Blk. 14, Lot 1, Plan 39528 7646 Elford	55,000	General authority from 1968 June Council resolution	"
4	"	D.L. 1, Blk. 11, Lot 3, W-1/2, Plan 3043 9426 Glencoe Street	8,000	Authority to negotiate provided 1977 July 07	"
5	"	D.L. 13, Blk. 24, Lot "8", Plan 13733 7444 Cariboo Road	400,000	Council provided authority to negotiate on 1979 January 29	"

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6	" " "	D.L. 13, Blk. 16, W-1/2 of S-1/2, Sk. 10424, Plan 3046 9113 Mona Avenue	250,000	Authority to negotiate provided by Council 1979 January 29	" " "
7	" " "	D.L. 13, Blk. 26, Lot 23, Plan 3046 9056 Mona	55,000	Authority to negotiate provided by Council 1979 January 29	" " "
8	CENTRAL LAND ASSEMBLY AREA	D.L. 79, Blk. 16, Lot 8, W120', Plan 1554 4438 Ledger Avenue	115,000	General authority for Central Area acquisitions 1968 December 16 Council resolution.	Municipal ownership and control of this is important because this is a key parcel of land critical to the future development intended by the Municipality for the Central Area.

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9	" " " "	D.L. 76, Blk. 1, Lot 12, Plan 1885 3425 Ardingley	130,000	General authority for Central Area acquisition in 1968 December 16 Council resolution.	Acquisition is proposed to prevent a use of the property which would be inconsistent with the Municipal intent for the development of the area. Indication of any impending development will mean a more urgent priority.
No map	" " " "	contingency for unspecified properties	355,333	General authorization by Council to acquire properties coming available in the Central Area, 1969 June 23, This is to acquire properties when available at a suitable price.	Municipal ownership and control is proposed in order that development consistent with Municipal intent for the area can be assured
10	" " " "	D.L. 79, Lot 34, Plan 38937 4883 Rowan Avenue	150,000	Authority to negotiate provided by Council on 1976 October 25. Council rejected an offer of \$96,000 on 1979 July 30	" " " "
11	" " " "	D.L. 79, Blk. 4, Lot G, Plan 15631 4846 Rowan Avenue	250,000	Council approved extension of Central Land Assembly Area boundaries on 1976 October 25. Authority to negotiate provided 1978 February 23	Municipal ownership and control of this is important because this is a key parcel of land critical to the future development intended by the Municipality for the Central Area

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12	BURNABY MOUNTAIN CONSERVATION AREA	D.L. 208, Blk. 15, Lot 4, Plan 2501 642 Burnwood Street	110,000	1975 July 07 Council approved inclusion of adequate funds within the Capital Budget to allow for the gradual acquisition of private holdings in the Burnaby Mountain Conservation Area as they become available.	Required to bring about the conservation and protection of Burnaby Mountain as approved in principle by Council
13	" " "	D.L. 208, Blk. 16, Lot 15, E-1/2, Plan 2501 7496 Hastings Street	112,000	" " "	" " "
14	" " "	D.L. 208, Blk. 16, Lot 15, W-1/2, Plan 2501 7490 Hastings Street	19,800	" " "	" " "
map	" " "	Contingency for unspecified properties	463,467	" " "	" " "
	" " "	D.L. 208, Blk. 15, Lot 5, Plan 2501 622 Burnwood Avenue	100,000	Council provided authority to negotiate on 1975 August 05	" " "

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16	" " " "	D.L. 138, Lot 45, Plan 1256 7710 Aubrey Street	100,000	Council provided authority to negotiate 1977 April 04	To bring about the conservation and protection of Burnaby Mountain as approved in principle by Council.
17	" " " "	D.L. 138, Lot 47, Plan 1256 7760 Aubrey Street	100,000	Council provided authority to negotiate 1977 April 04	" " " "
18	" " " "	D.L. 138, Lot 51, Plan 1256 7741 Kitchener Street	100,000	" " " "	" " " "
19	" " " "	D.L. 208, Bldg. 3 N-1/2, Lot 4, Plan 2501 948 Albany Street	20,000	Authority to negotiate provided 1977 February 07	" " " "

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20	BOUNDARY ROAD/MARINE WAY INDUSTRIAL AREA	D.L. 161, Blk. 14, Lot 2, Plan 1742 8739 Joffre Avenue	120,000	Council provided authority to negotiate 1977 August 02	Consolidation of municipal holdings is proposed to provide development control of a proposed industrial complex
21	" " " "	D.L. 161, Blk. 13, Lot 7, Plan 1742 8747 Ivy Avenue	115,000	Council provided authority to negotiate 1978 February 13	" " " "
22	" " " "	D.L. 161, Blk. 13, Lot 1, Plan 1742 8720 Joffre Avenue	115,000	" " " "	" " " "
23	" " " "	D.L. 161, Blk. 13, Lot 2, N-1/2, Plan 1742 8734 Joffre Avenue	52,000	" " " "	" " " "
24	" " " "	D.L. 161, Blk. 13, Lots 2 & 3, Pcl. "A", Ex. Plan 36132 8744 Joffre Avenue	140,000	" " " "	" " " "
25	" " " "	D.L. 161, E.Pt.N. of Rlwy., Lots 8 & 9, Pt. Sketch 11638 3842 Scott Street	140,000	" " " "	" " " "

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26	BOUNDARY ROAD/MARINE WAY INDUSTRIAL AREA	D.L. 1611, E.Pt.N. of Rly., Blk. 12, Lot 10, Plan 1742 8731 Greenall Avenue	115,000	Council provided authority to negotiate 1978 February 13	Consolidation of municipal hold- ings is proposed to provide development control of a pro- posed industrial complex.
27	" " " "	D.L. 161, Blk. 12, Lot 9, Plan 1742 8743 Greenall Avenue	115,000	" " " "	" " " "
28	" " " "	D.L. 161, E.Pt.N. of Rly., Blk. 12, Lot 8 N-1/2, Pl. 1742 8751 Greenall	69,000	" " " "	" " " "
29	" " " "	D.L. 161, Blk. 2, Lot 12, S-1/2, Plan 1742 8641 Ivy Avenue	52,000	" " " "	" " " "
30	" " " "	D.L. 161, Blk. 2, Lot 11 N-1/2 Plan 1742 8647 Ivy Avenue	52,000	" " " "	" " " "

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31	" " "	D.L. 175 N-1/2, Pcl."A", of Lot 1, Plan 3668 3790 Marine Drive	224,000	" " "	Required for the preservation of the Boundary Creek Ravine and watercourse within the proposed industrial area
	" " "	D.L. 175 N-1/2, Lot 13, Plan 17608 3770 Marine Drive	200,000	" " "	" " "

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33	ELWELL STREET AREA	D.L. 88, Blk. 3 & 4, Lot 8, Plan 2390 8355 Elwell Street	70,000	General authority from 1969 June 23 Council resolution.	Requests have been made for extension of adequate municipal services into this area. Acquisition would reduce pressure for this. The land to be acquired is an isolated pocket of private property within a much larger area of land consisting of public park and Federal property. It is desirable to acquire the pocket in order to prevent development which may frustrate long range plans for the use of the large otherwise consolidated public domain.
34	"	D.L. 88, Blk. 3 & 4, Lot 7, Plan 2390 8375 Elwell Street	70,000	General authority from 1969 June 23 Council resolution.	"

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35	"	D.L. 59, Blk. 7, Lot 11, Plan 3050 7408 Durham	33,900	Council provided authority to negotiate on 1979 October 29	Most of the land in this area is under municipal ownership and purchase is desirable to facilitate subdivision plan development and implementation.

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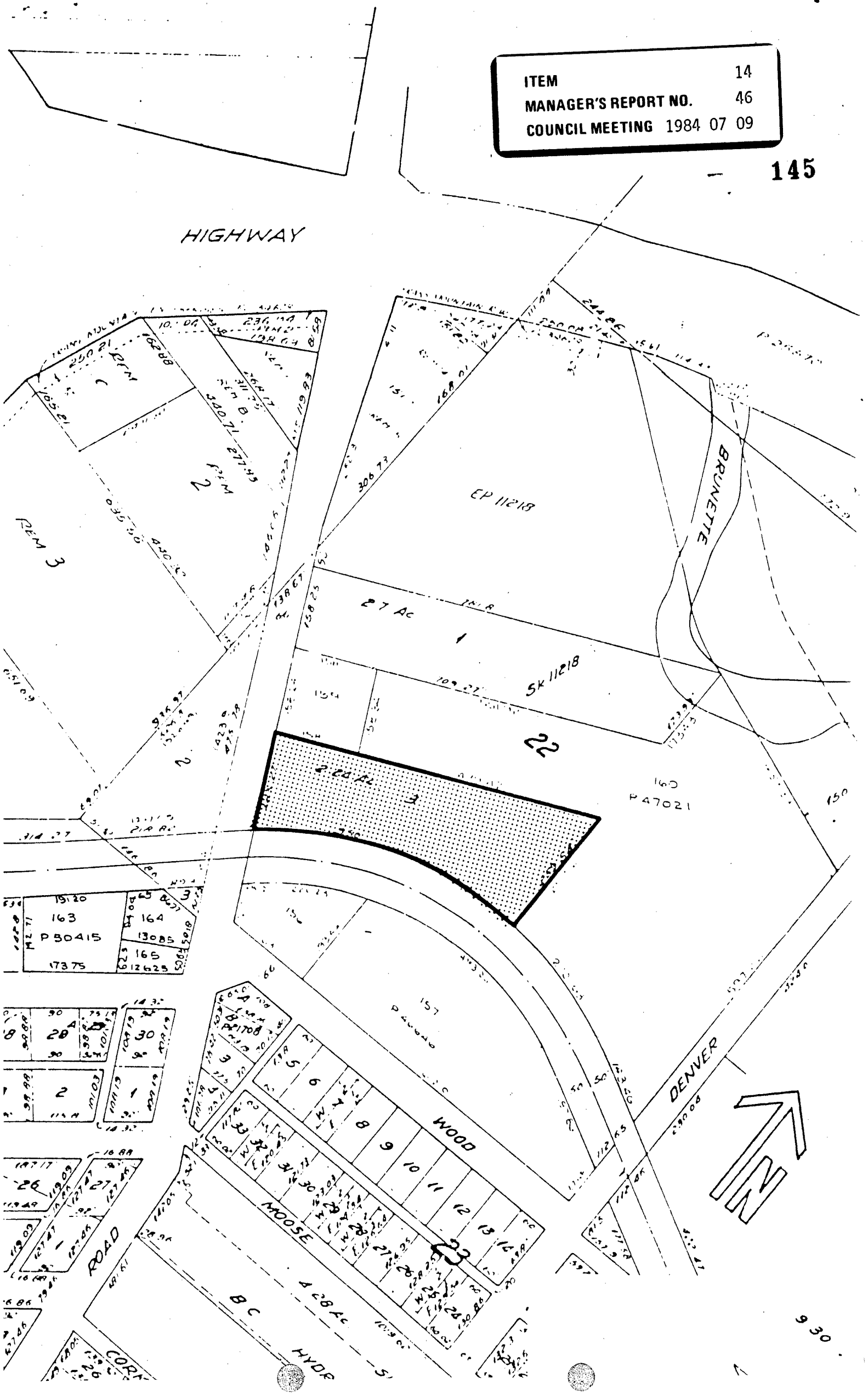
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36	STRIDE AVENUE DEVELOPMENT PLAN AREA	D.L. 155A, Ptn. of Lot "A", Plan 10872 6127 Marine Drive	150,000	On 1977 July 04 Council provided authority to negotiate	Required to consolidate exten- sive municipal holdings in this area in order to control devel- opment consistent with the Stride Avenue Development Plan
No Map	"	Contingency for unspecified properties	950,000	Metrotown Plan concept adopted 1978 February 20. Metrotown Sub-Area 14 currently under review.	The allocation is to permit a start to be made on acquiring property within the Metrotown Area to develop an urban centre and to assemble land to aid in the control of private develop- ment so that it is consistent with municipal intent for the area.

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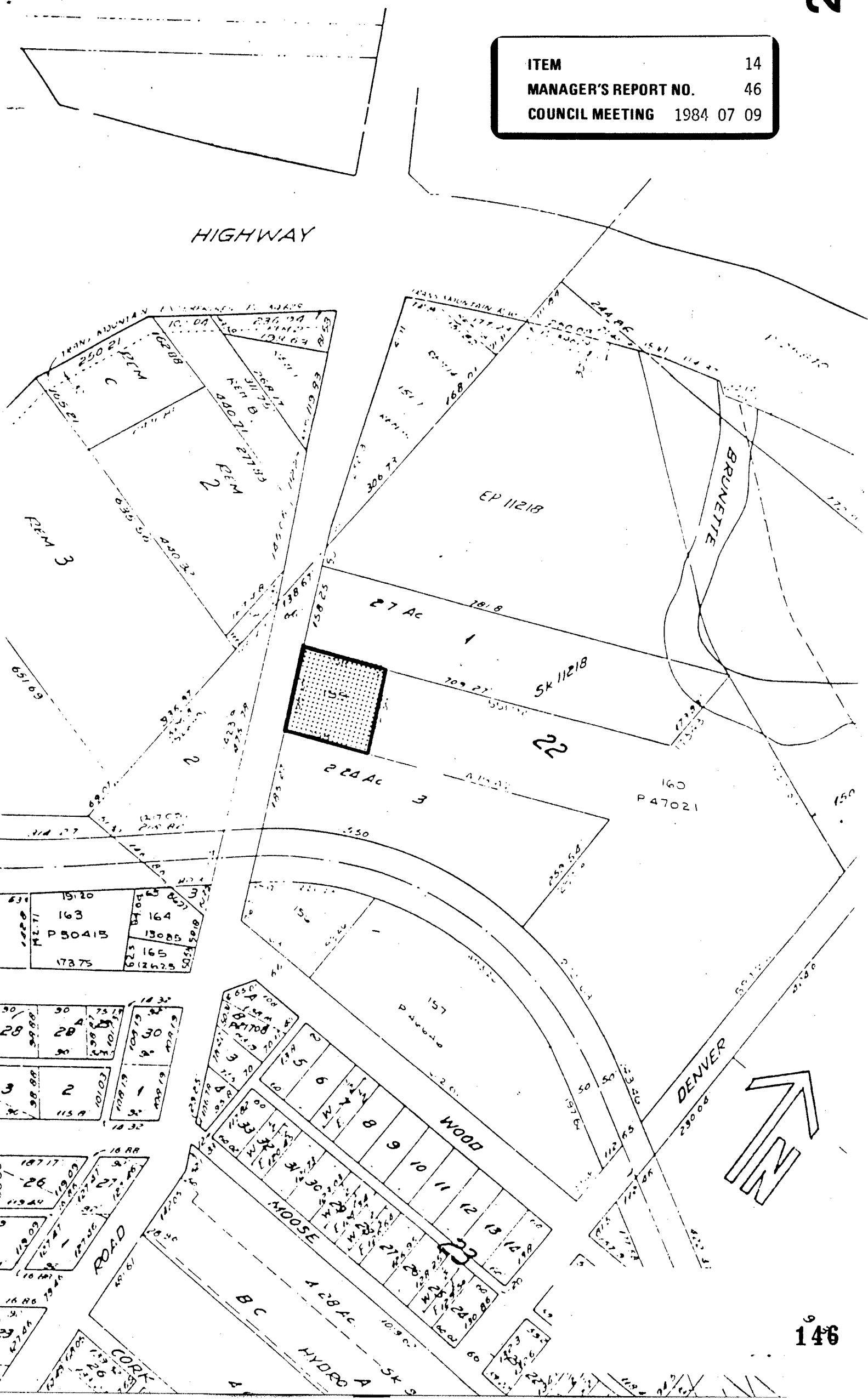
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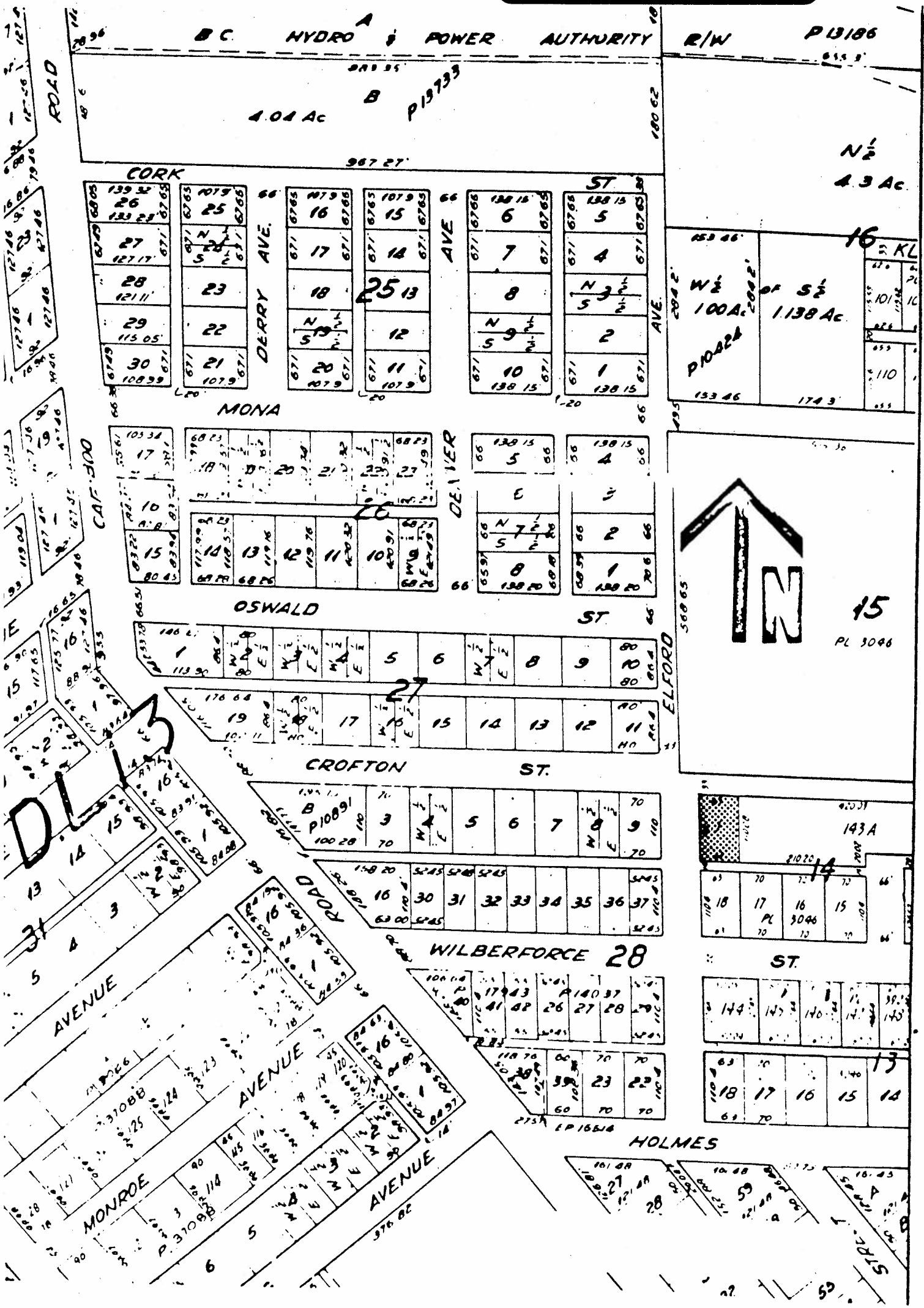


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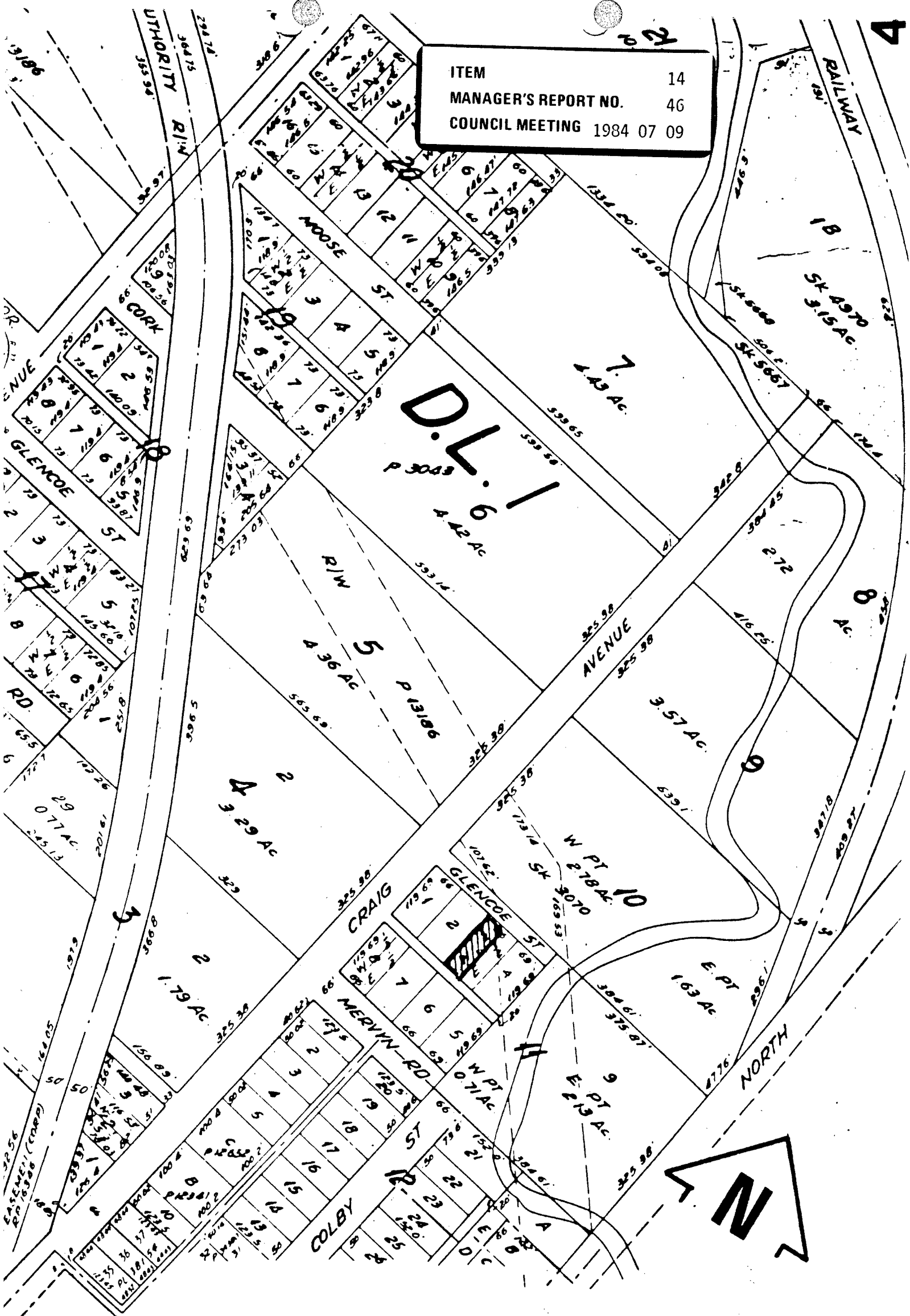
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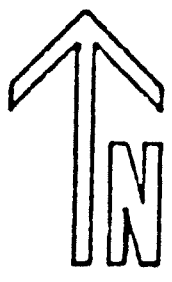
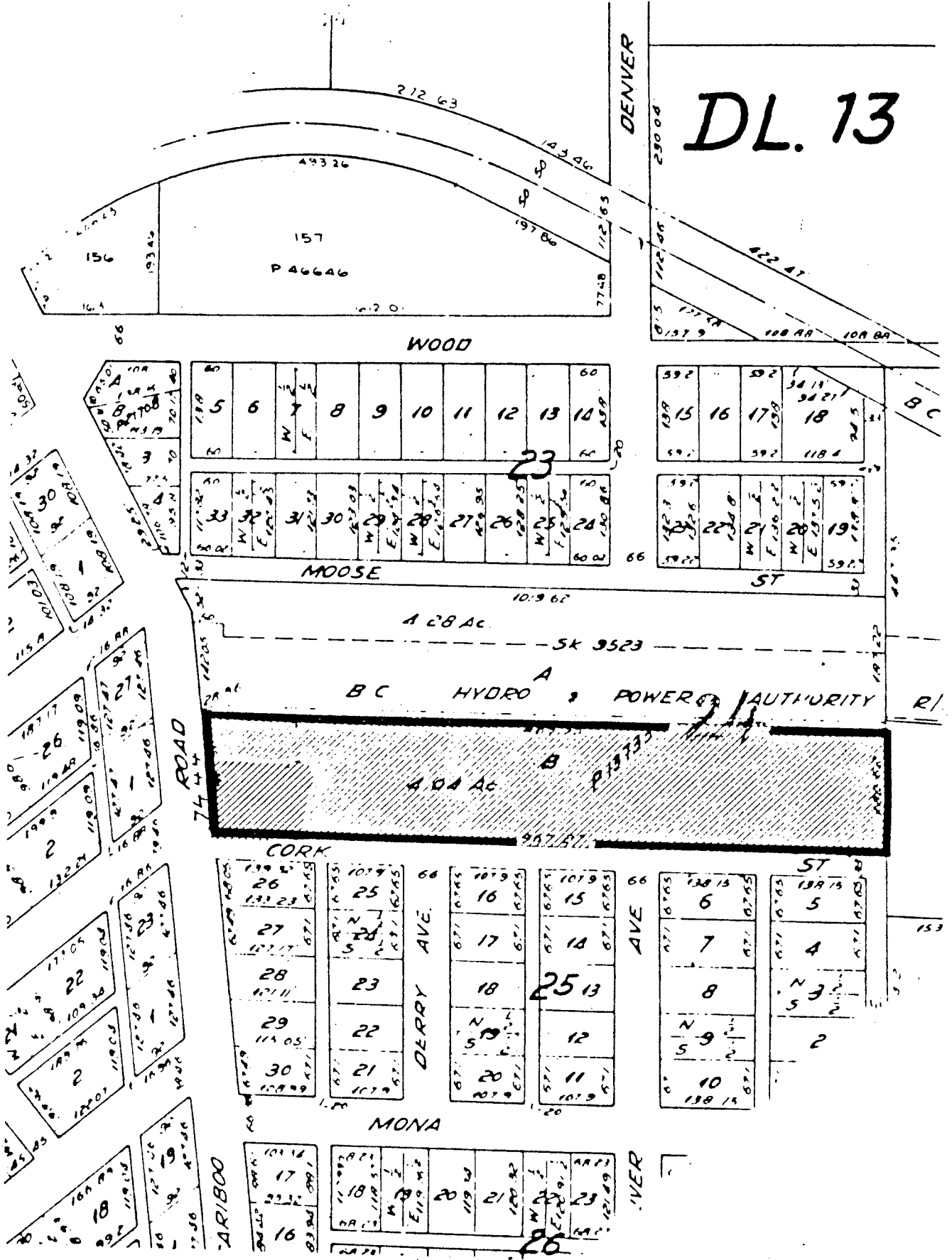


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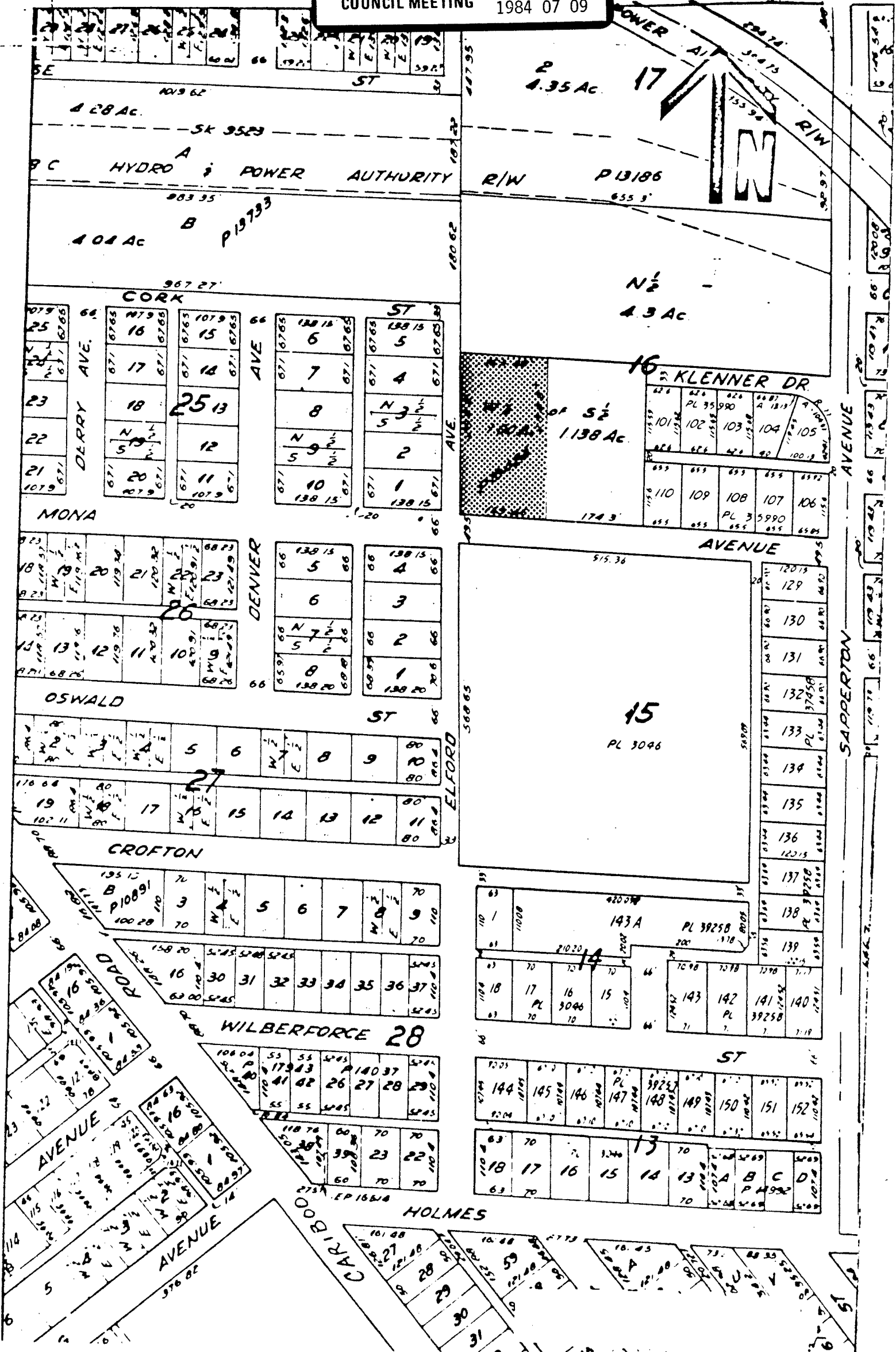


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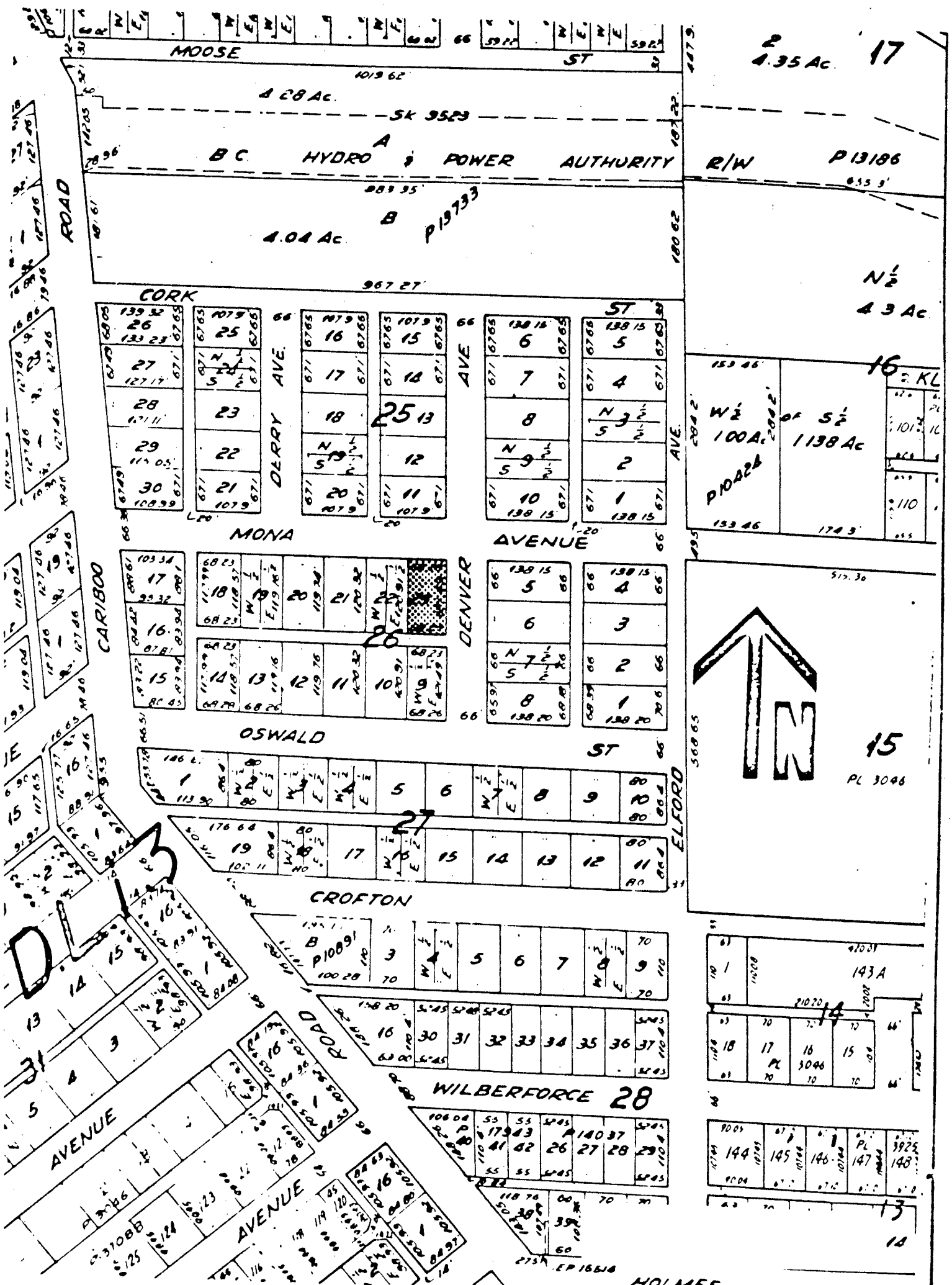
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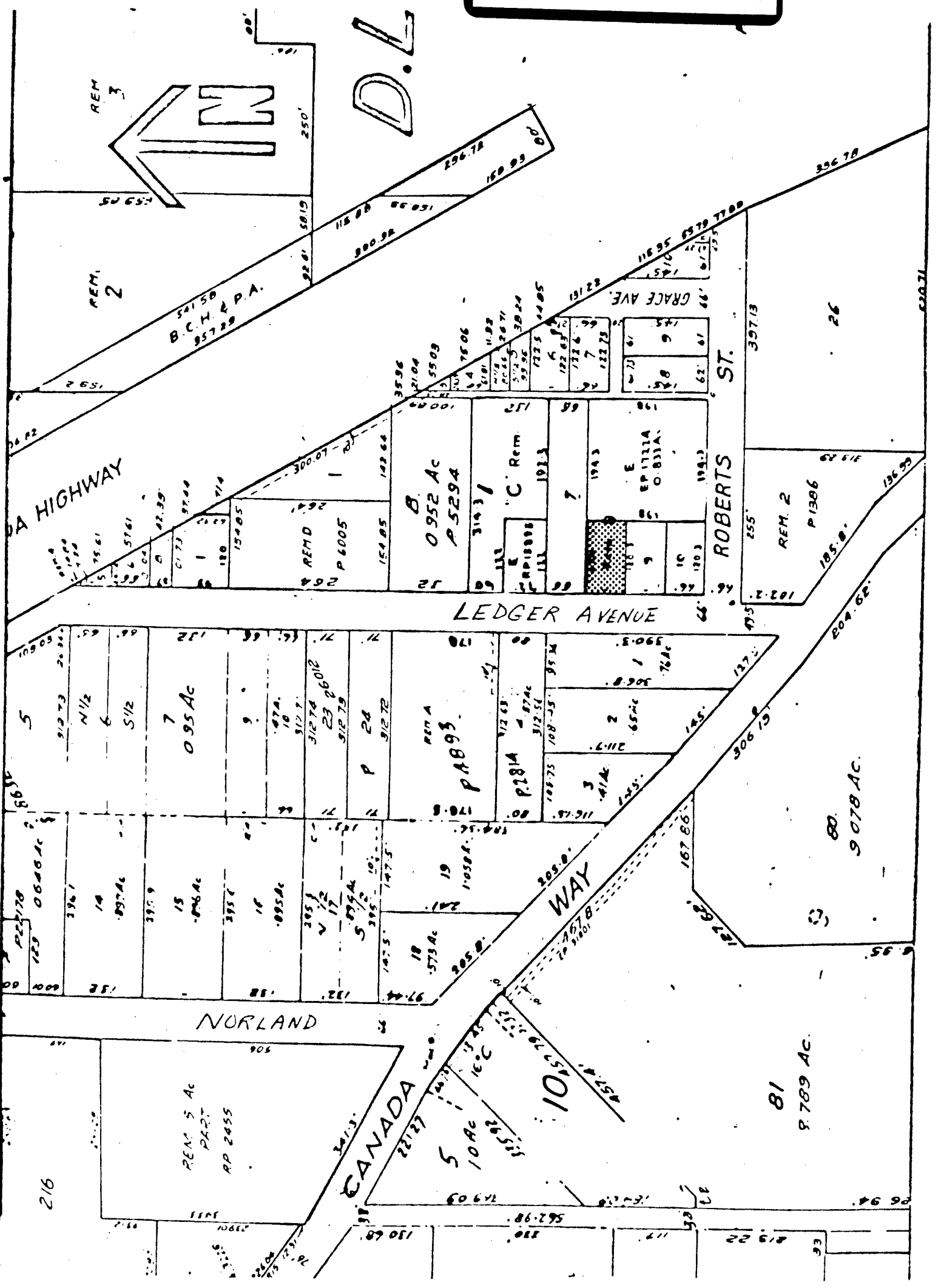


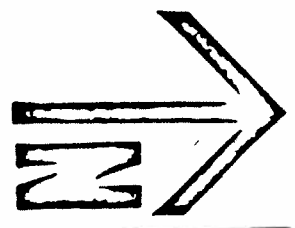
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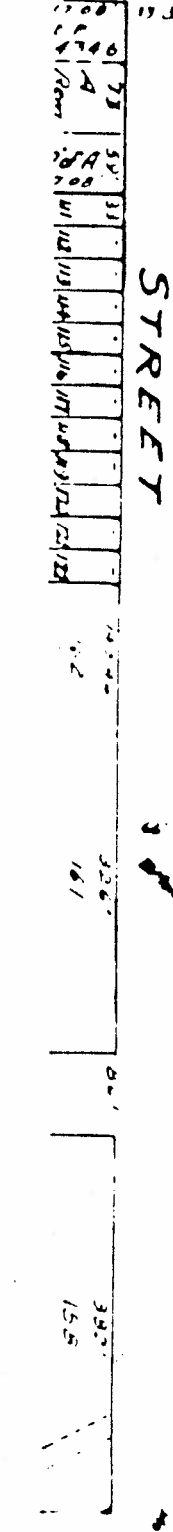
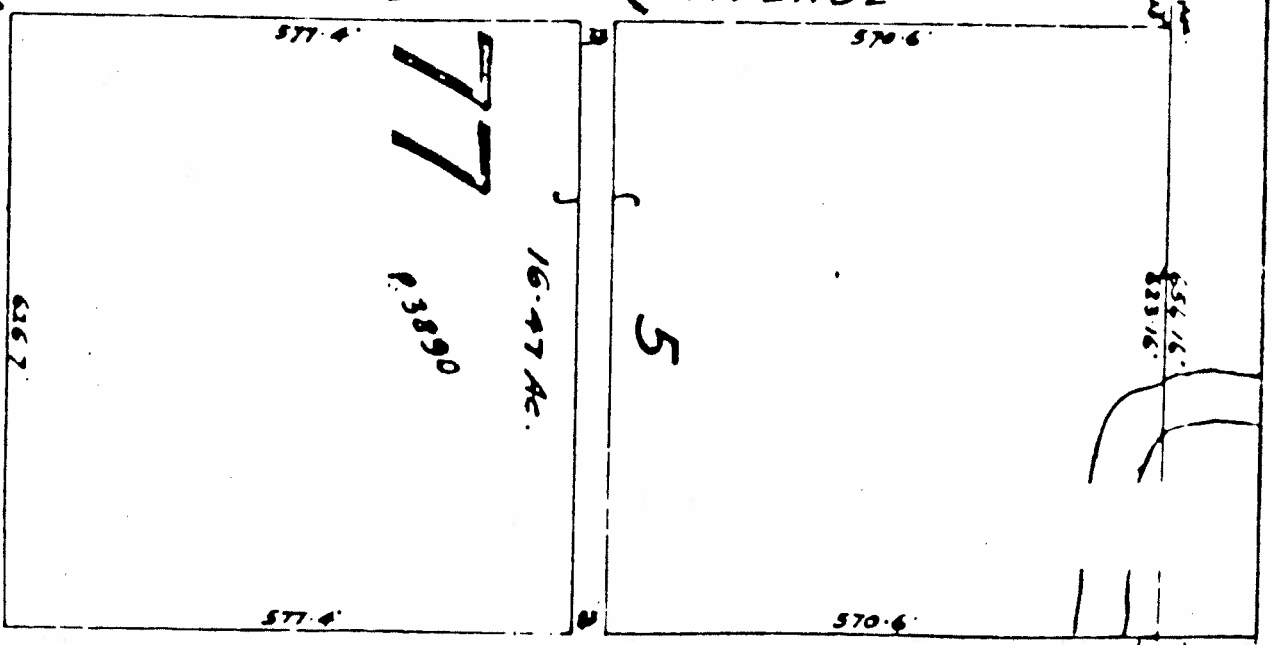
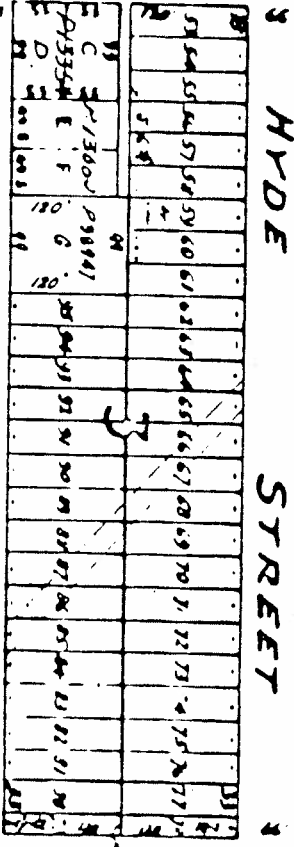
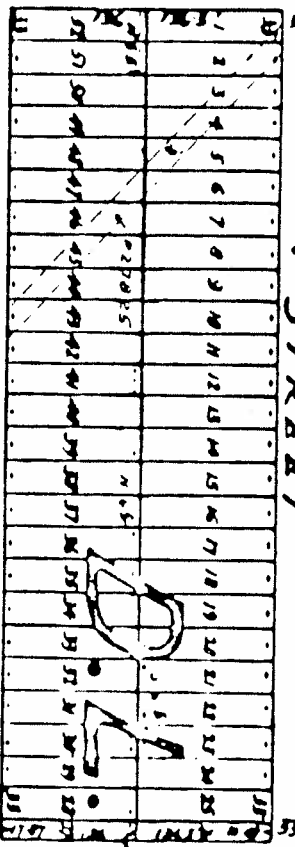
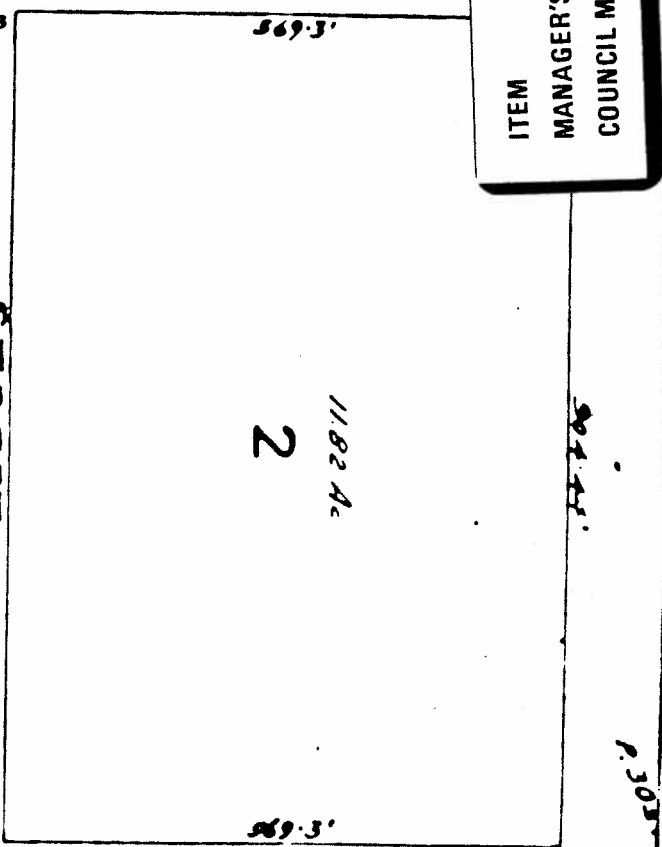
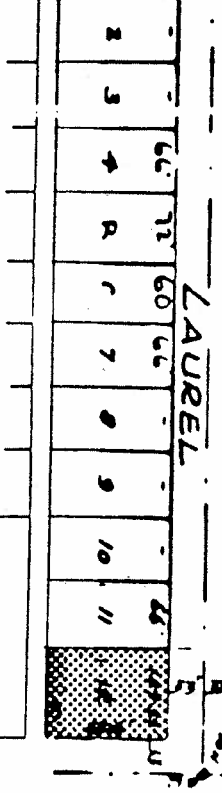
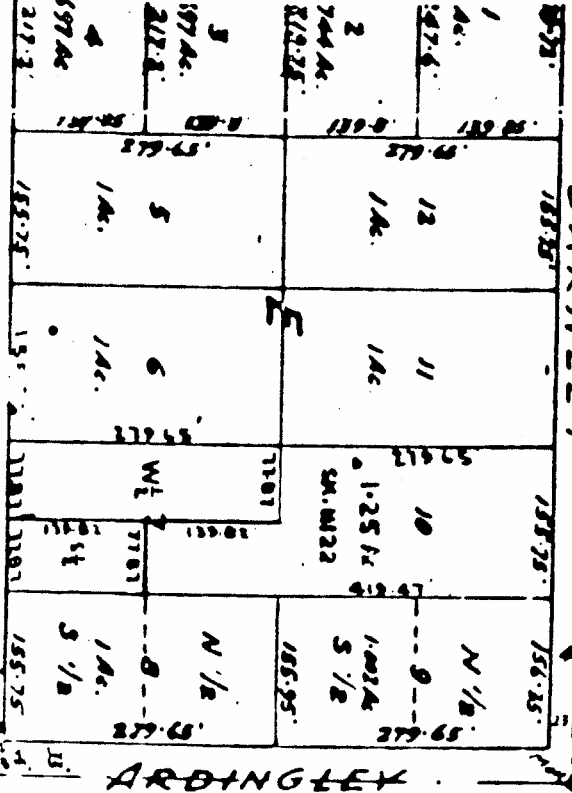
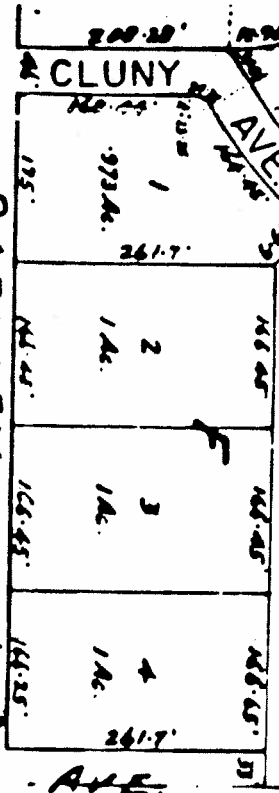
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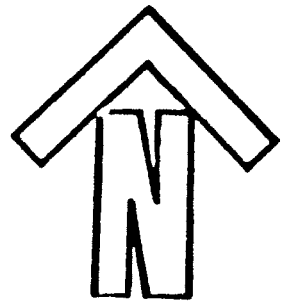
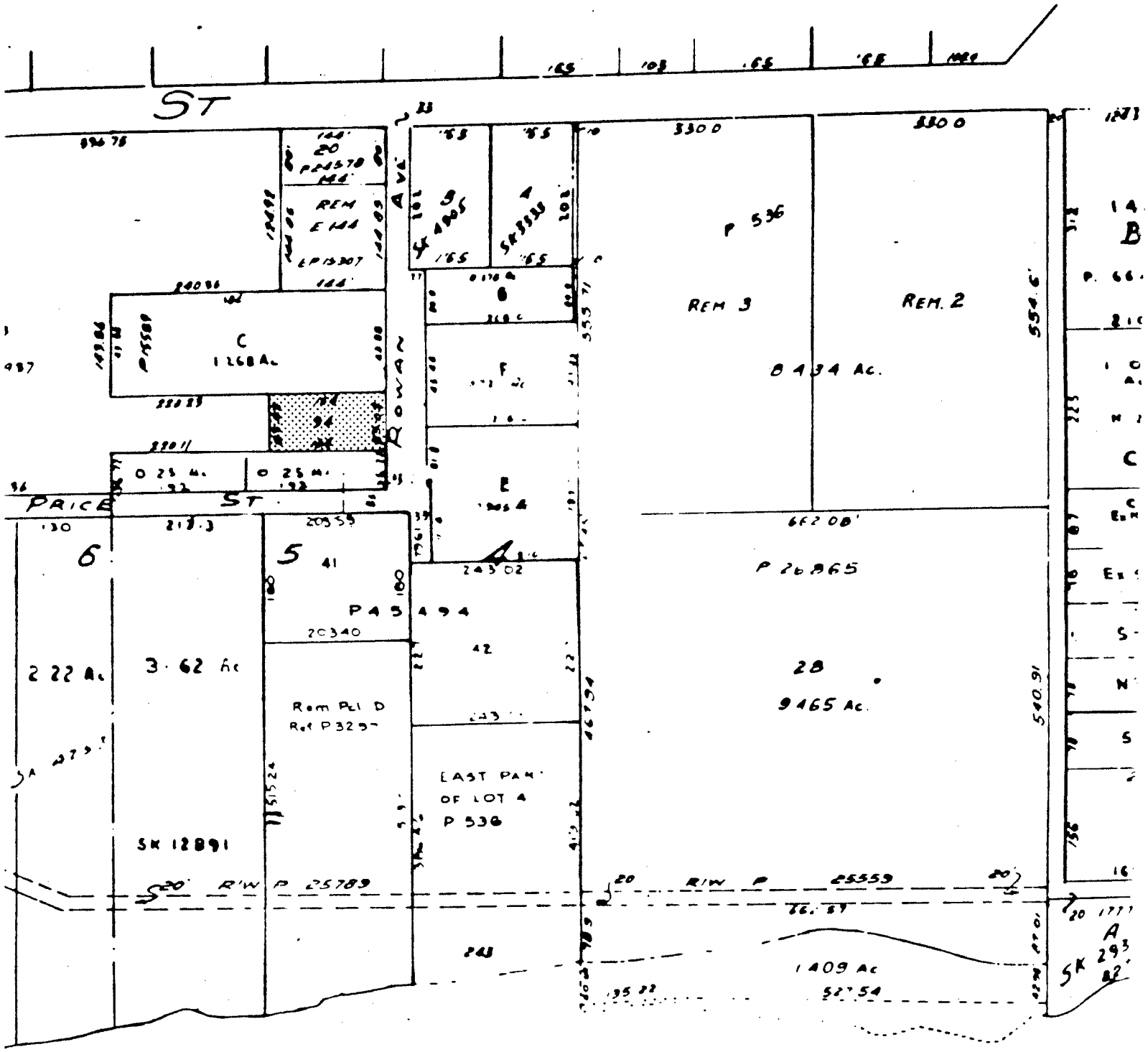
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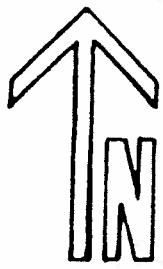
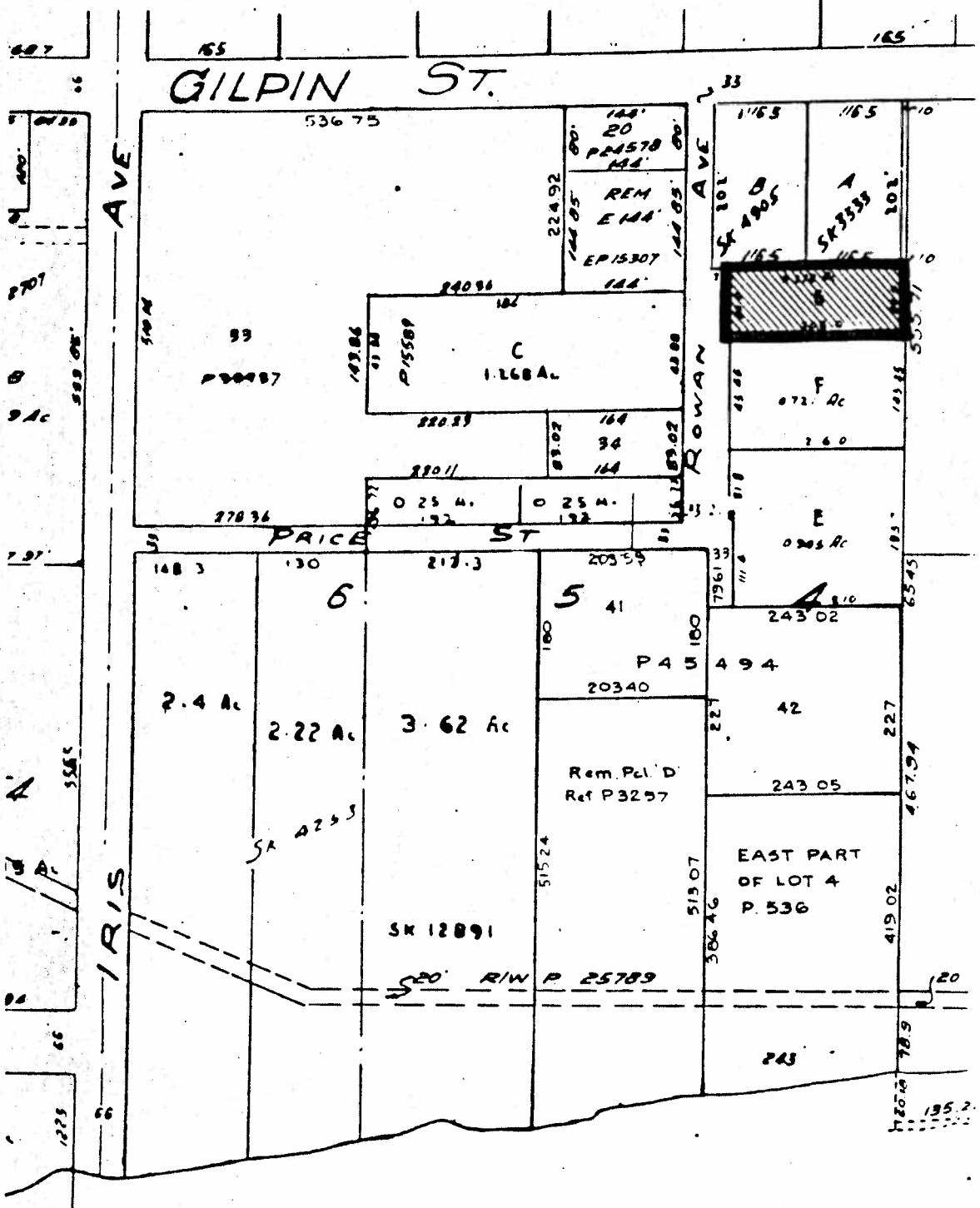
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DEER LAKE

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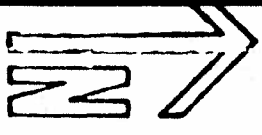
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5		
4		
3		
2		
1		

12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

URT

100 8 9 10 11 12 13

11 12 13 14 15 16 17 18

11 12 13 14 15 16 17 18

11 10 9

12 10 9

12 10 9

12 10 9

100 8 9 10 11 12 13
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100 8 9 10 11 12 13
 430 2
 420 8

100 8 9 10 11 12 13
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100 8 9 10 11 12 13
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 420 8

100 8 9 10 11 12 13
 430 2
 420 8

100 8 9 10 11 12 13
 430 2
 420 8

100 8 9 10 11 12 13
 430 2
 420 8

100 8 9 10 11 12 13
 430 2
 420 8

31

REM 29	REM 30	REM 31	REM 32	REM 33	REM 34
157					

REM 15	REM 16	REM 17	REM 18	REM 19	REM 20

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 MANAGER'S REPORT NO. 46
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REM 21	REM 22	REM 23	REM 24	REM 25	REM 26

REM 27	REM 28	REM 29	REM 30	REM 31	REM 32

6	5/19
5	5/20

11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26

2	11
3	12
4	13
5	14
6	15
7	16
8	17
9	18
10	19
11	20
12	21
13	22
14	23
15	24
16	25
17	26

8	13
9	14
10	15
11	16
12	17
13	18

6	5/19
5	5/20

12	13	14	15
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11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26

8	13
9	14
10	15
11	16
12	17
13	18

4	3	2	1
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12	13	14	15
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11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26

8	13
9	14
10	15
11	16
12	17
13	18

4	3	2	1
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12	13	14	15
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11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26

8	13
9	14
10	15
11	16
12	17
13	18

2	5	20
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12	13	14	15
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11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26

8	13
9	14
10	15
11	16
12	17
13	18

2	5	20
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12	13
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11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26

8	13
9	14
10	15
11	16
12	17
13	18

HASTINGS ST.

P250N

ALBANY

LOZELLS

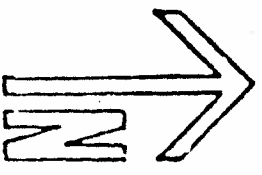
UNION

ST.

7-29	REM 20	19	18	17	16	15	14
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MANAGER'S REPORT NO. 46
COUNCIL MEETING 1984 07 09

14	13	12	11	10	9	17	16	15	14
100	100	100	100	100	100	50%	50%	50%	50%



269	270	300	301	100	100	100	100	100
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6	5	20
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11	10	9	8	7	6	5	4	3	2	1
----	----	---	---	---	---	---	---	---	---	---

11	10	9	8	7	6	5	4	3	2	1
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6	5	20
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11	10	9	8	7	6	5	4	3	2	1
----	----	---	---	---	---	---	---	---	---	---

11	10	9	8	7	6	5	4	3	2	1
----	----	---	---	---	---	---	---	---	---	---

11	10	9	8	7	6	5	4	3	2	1
----	----	---	---	---	---	---	---	---	---	---

6	5	20
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11	10	9	8	7	6	5	4	3	2	1
----	----	---	---	---	---	---	---	---	---	---

11	10	9	8	7	6	5	4	3	2	1
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11	10	9	8	7	6	5	4	3	2	1
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6	5	20
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11	10	9	8	7	6	5	4	3	2	1
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11	10	9	8	7	6	5	4	3	2	1
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11	10	9	8	7	6	5	4	3	2	1
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6	5	20
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11	10	9	8	7	6	5	4	3	2	1
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11	10	9	8	7	6	5	4	3	2	1
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11	10	9	8	7	6	5	4	3	2	1
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6	5	20
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11	10	9	8	7	6	5	4	3	2	1
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11	10	9	8	7	6	5	4	3	2	1
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11	10	9	8	7	6	5	4	3	2	1
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HASTINGS ST.

P2500

ALBANY

LOZELLS

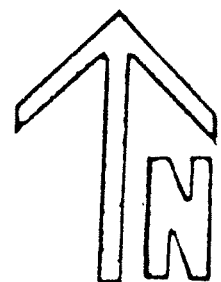
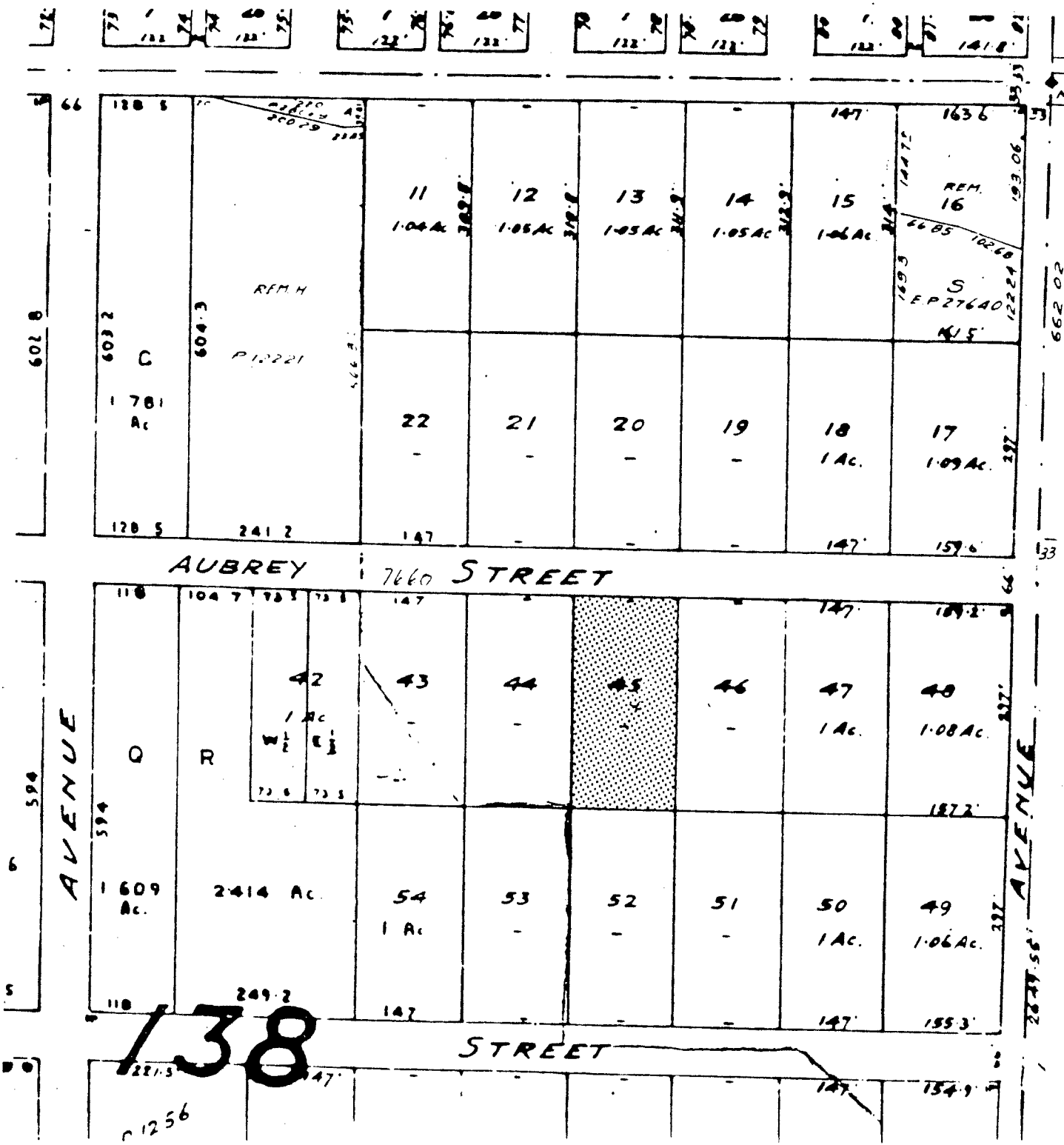
UNION

ST.

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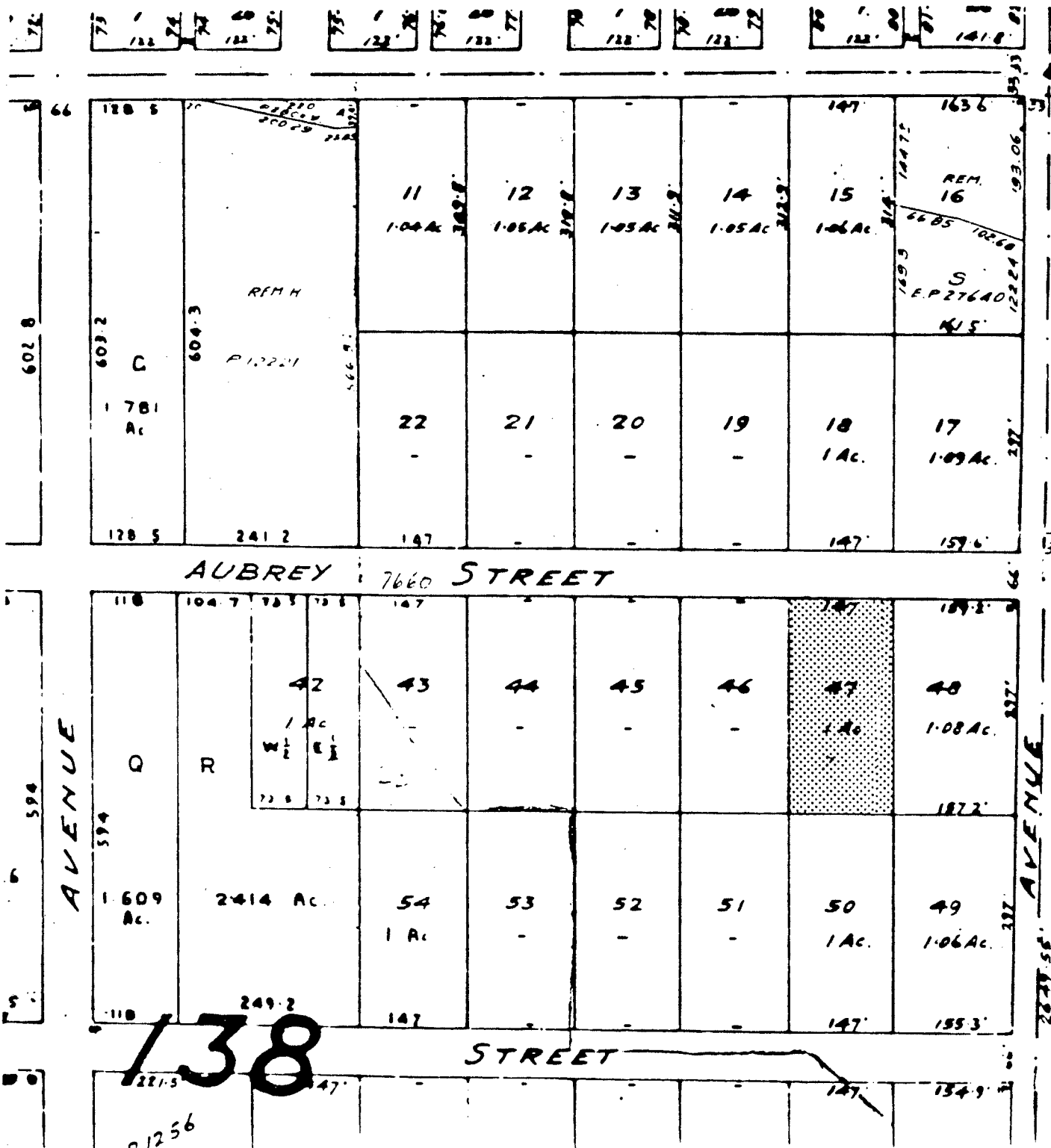
U.L. ZUO



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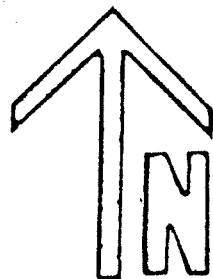
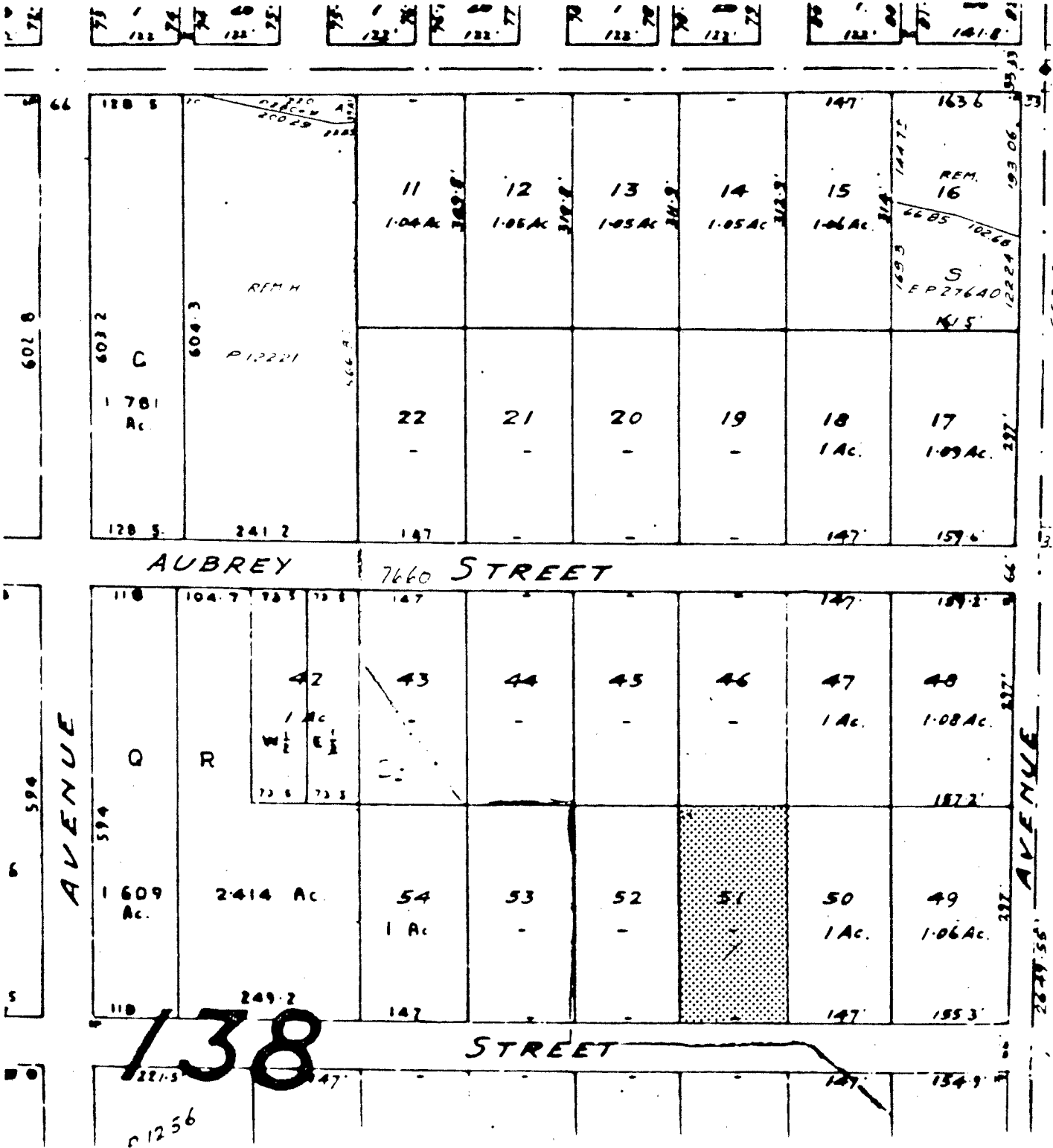
161

U.L. LYO



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U.L. ZUO



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18	9	18	9	18	9	18	9	18
19	8	19	8	19	8	19	8	19
20	7	20	7	20	7	20	7	20
21	6	21	6	21	6	21	6	21
22	5	22	5	22	5	22	5	22
23	4	23	4	23	4	23	4	23
24	3	24	3	24	3	24	3	24
25	2	25	2	25	2	25	2	25
26	1	26	1	26	1	26	1	26

UNION

14	13	14	13	14	13	14	13	14
15	12	15	12	15	12	15	12	15
16	11	16	11	16	11	16	11	16
17	10	17	10	17	10	17	10	17
18	9	18	9	18	9	18	9	18
19	8	19	8	19	8	19	8	19
20	7	20	7	20	7	20	7	20
21	6	21	6	21	6	21	6	21
22	5	22	5	22	5	22	5	22
23	4	23	4	23	4	23	4	23
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26	1	26	1	26	1	26	1	26

BURNWOOD

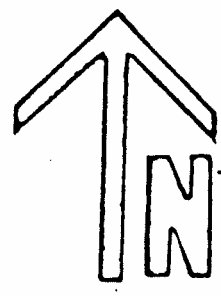
ALBANY

MELBA

BELMONT

HOOVER

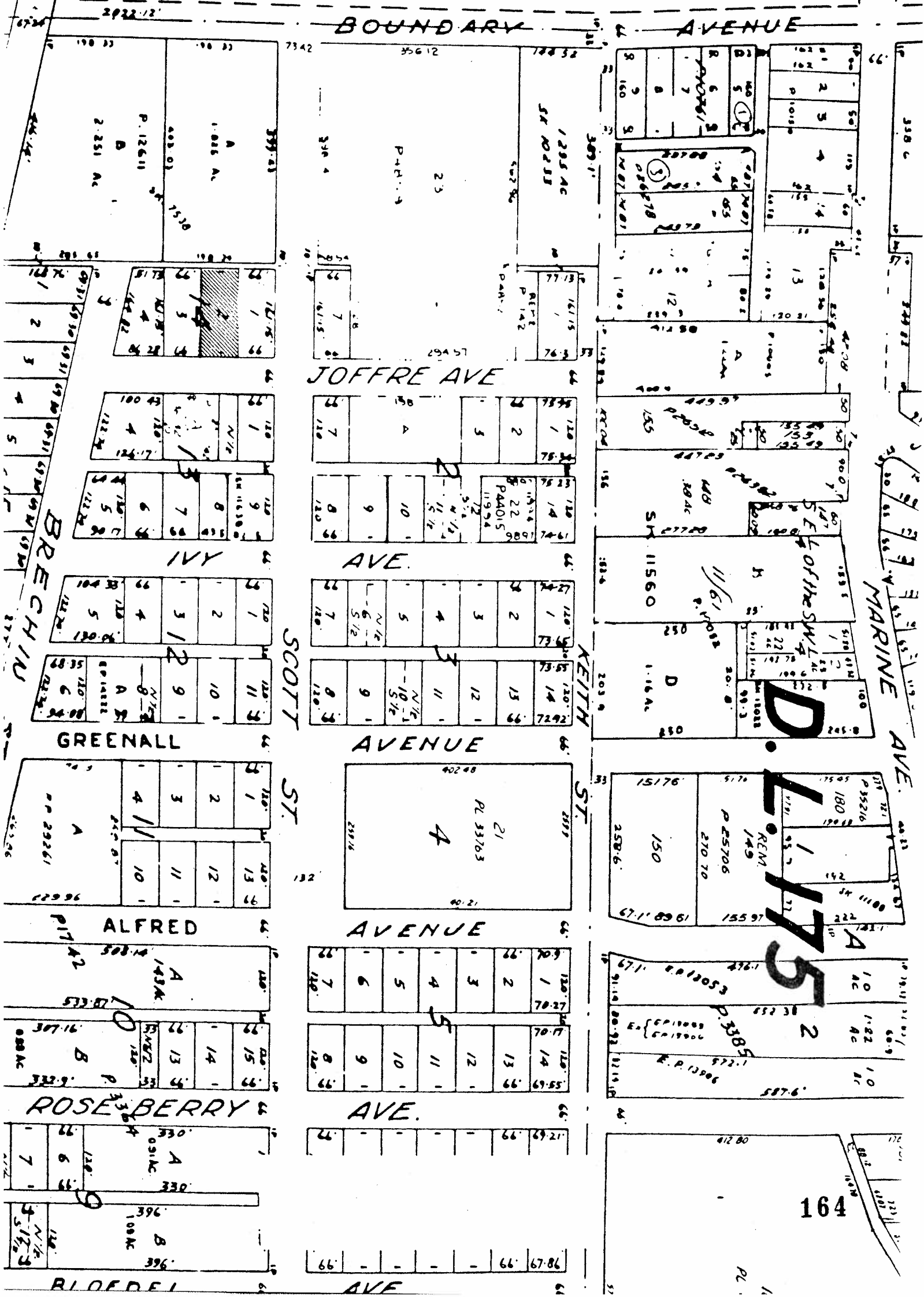
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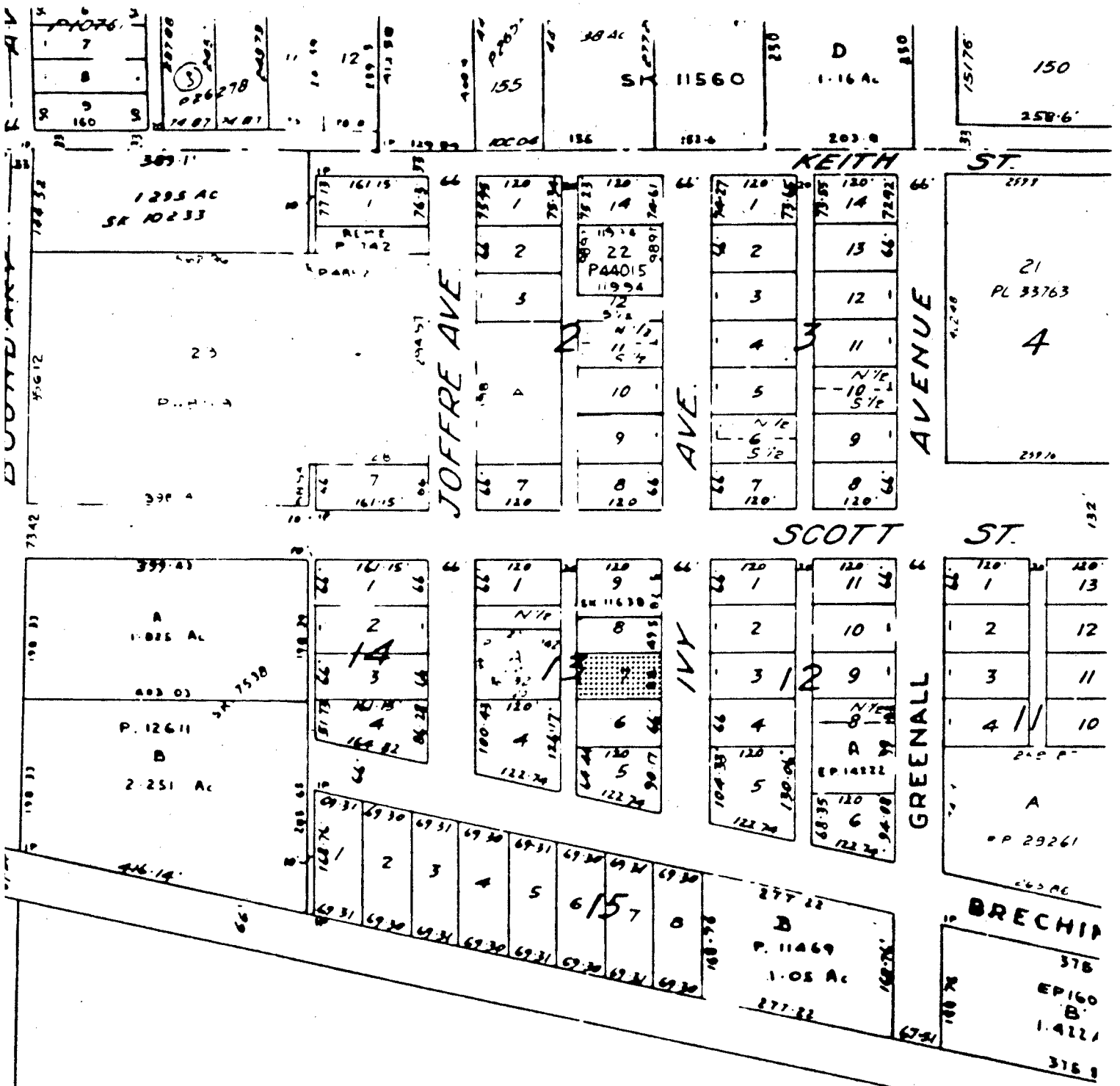
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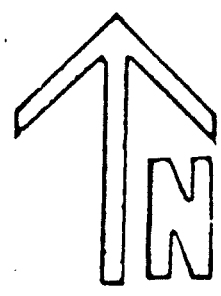
164

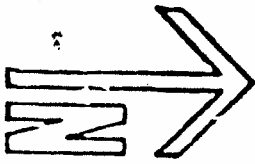
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21
 165



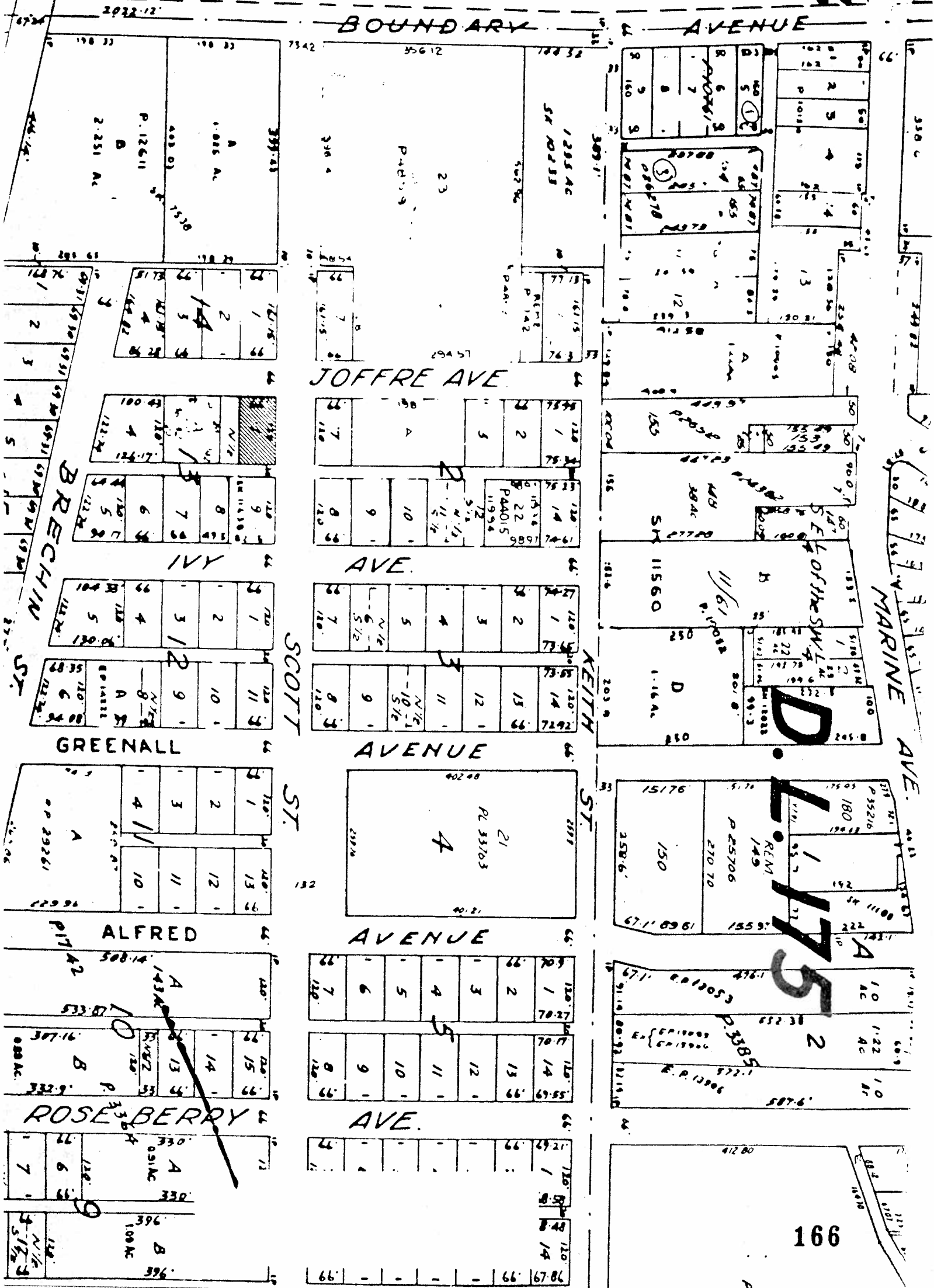
D.L. 161





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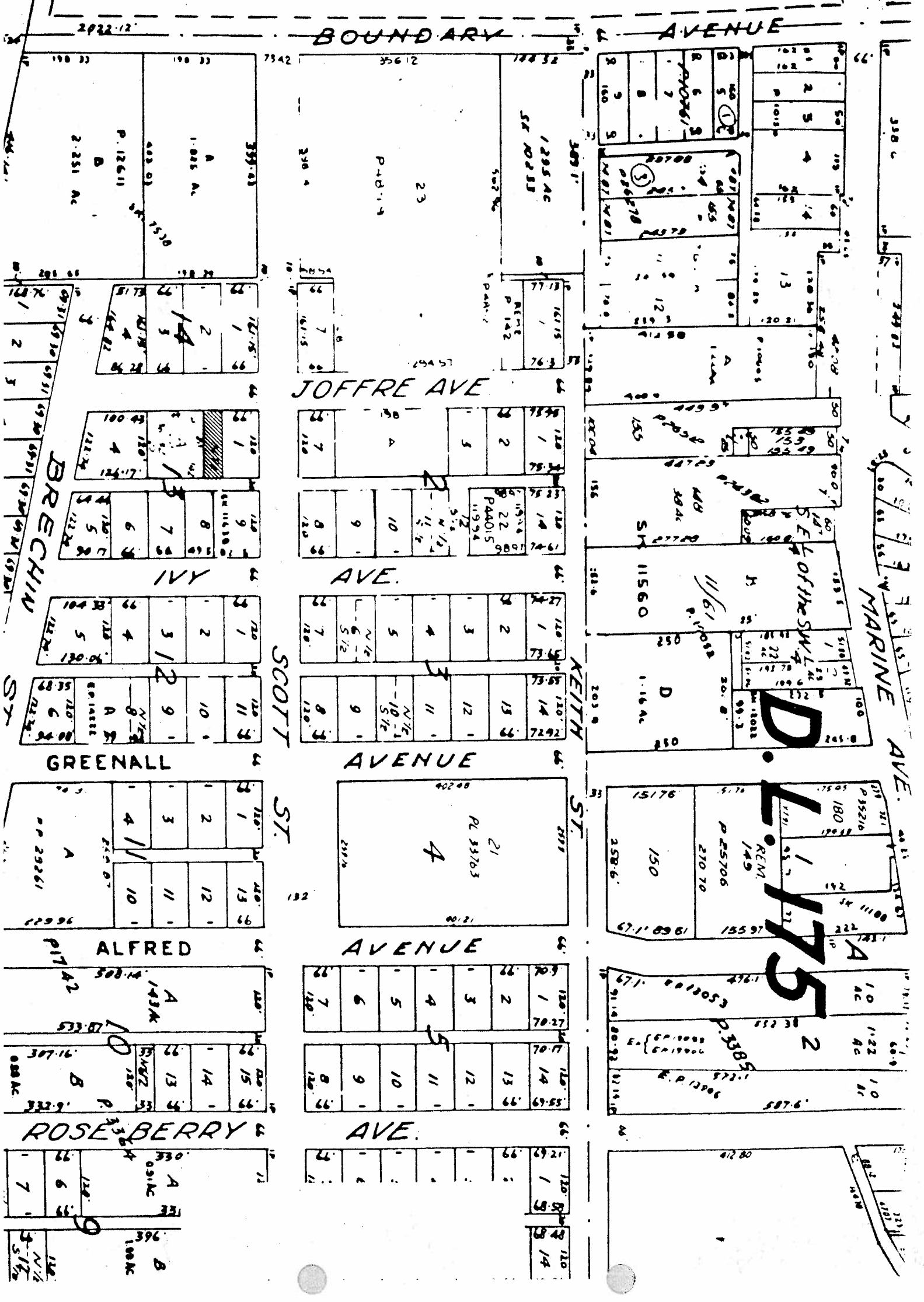
22



166

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1623



BOUNDARY AVENUE

JOFFRE AVE

IVY AVE

GREENALL AVE

ALFRED AVE

ROSEBERRY AVE

BRECHIN ST

SCOTT ST

KEITH ST

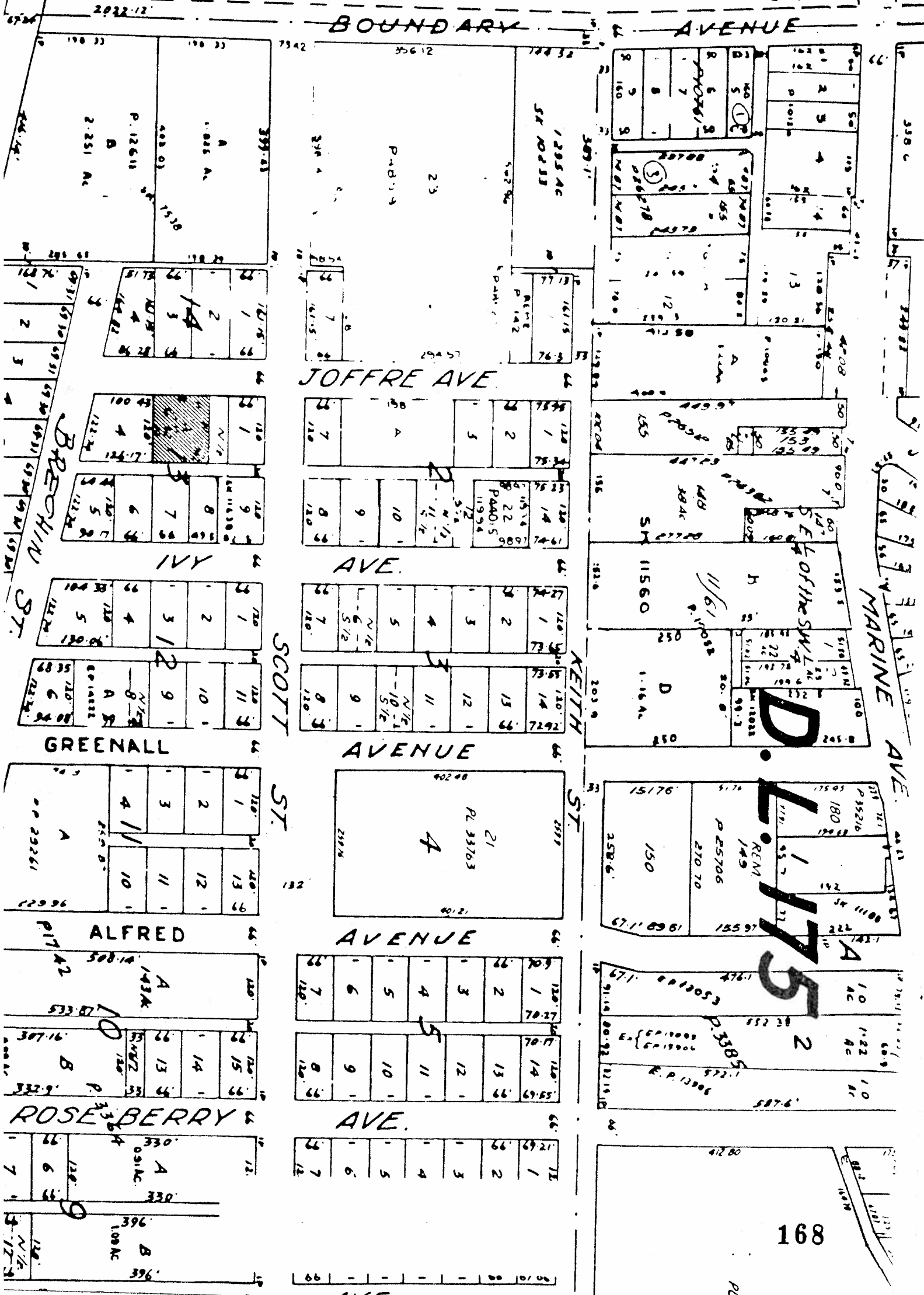
MARINE AVE

D
L 1775



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24

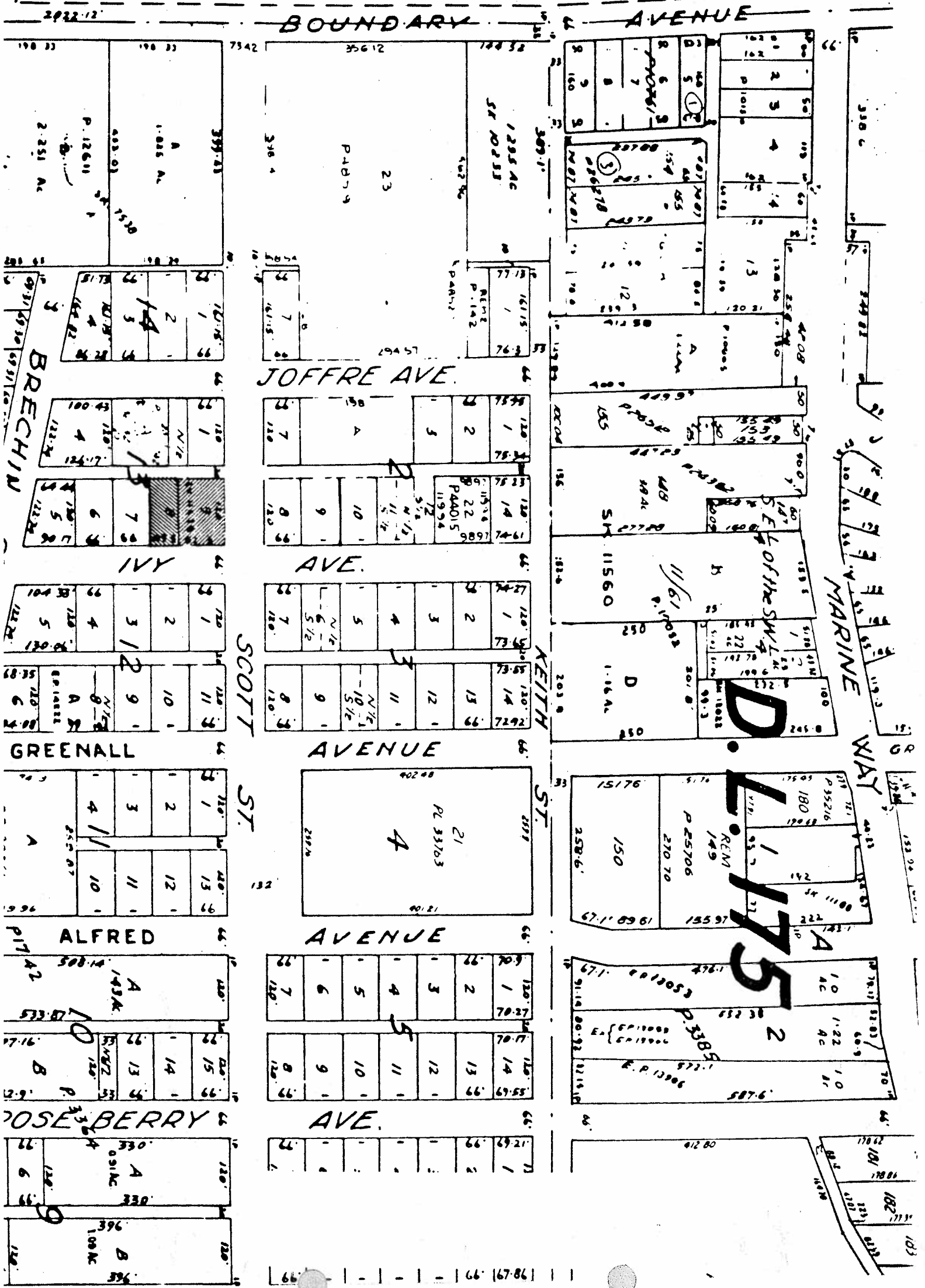


168

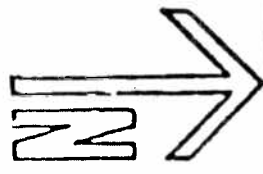


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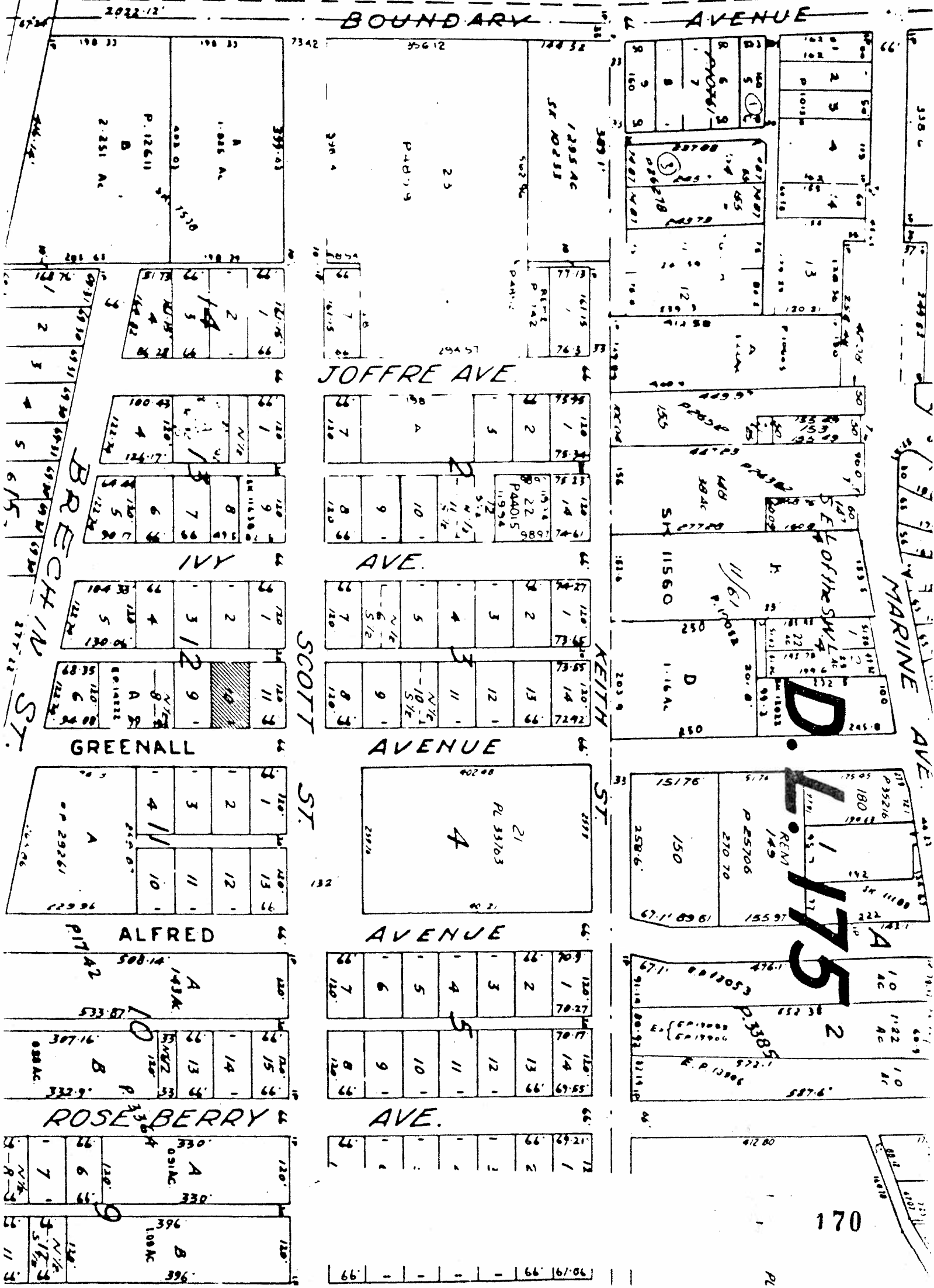
169 25



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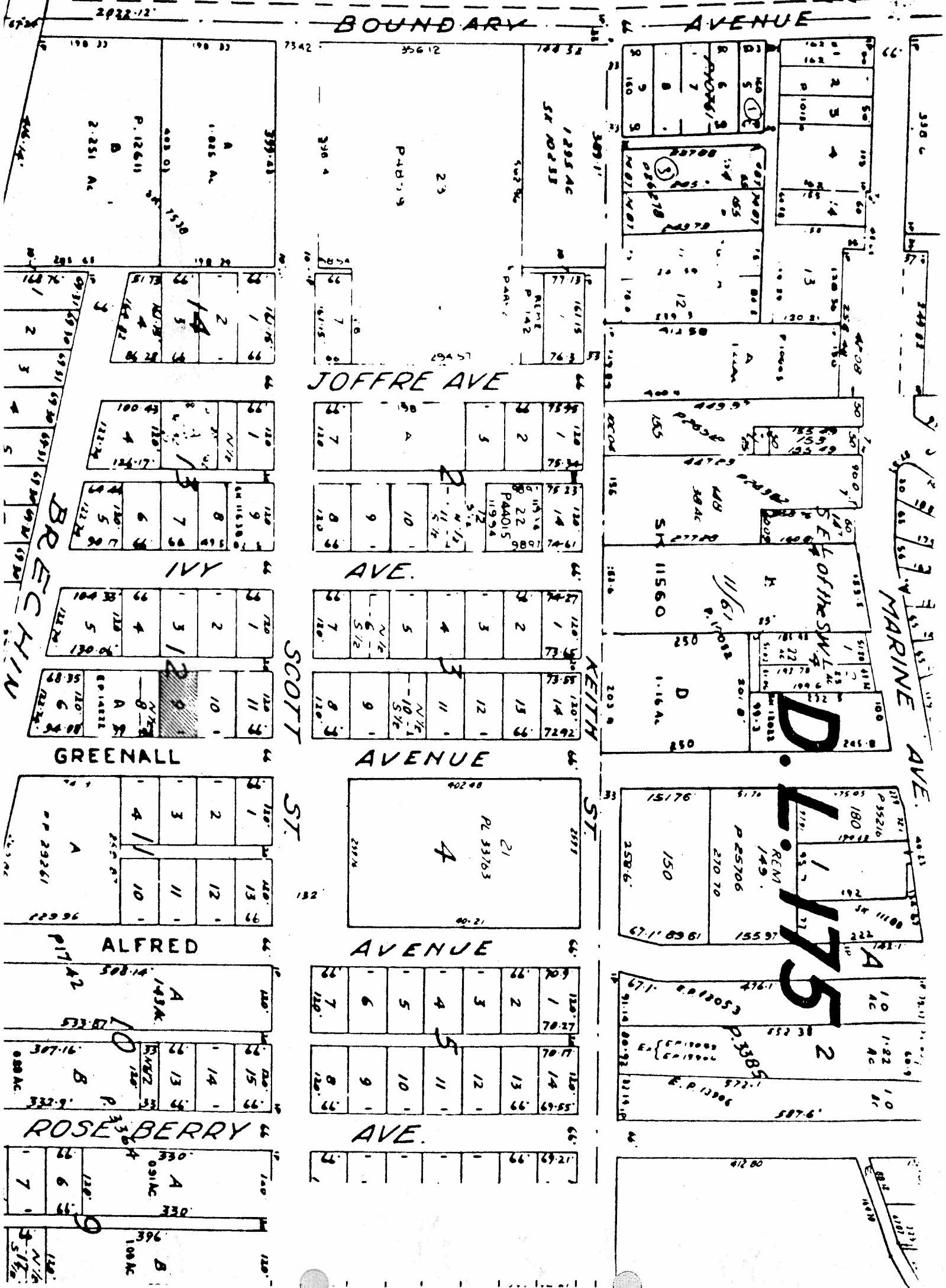
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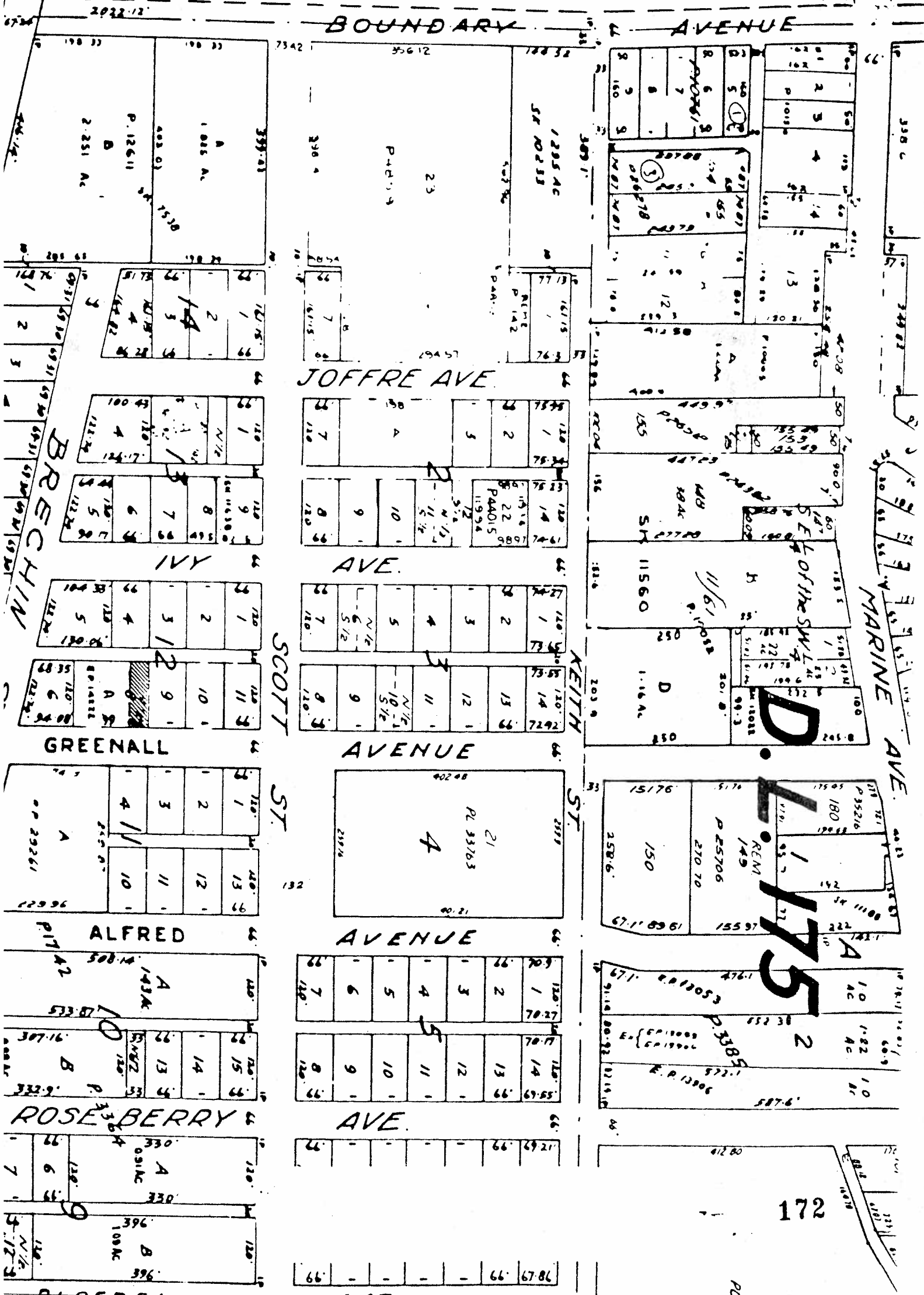
171
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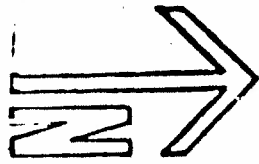
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28



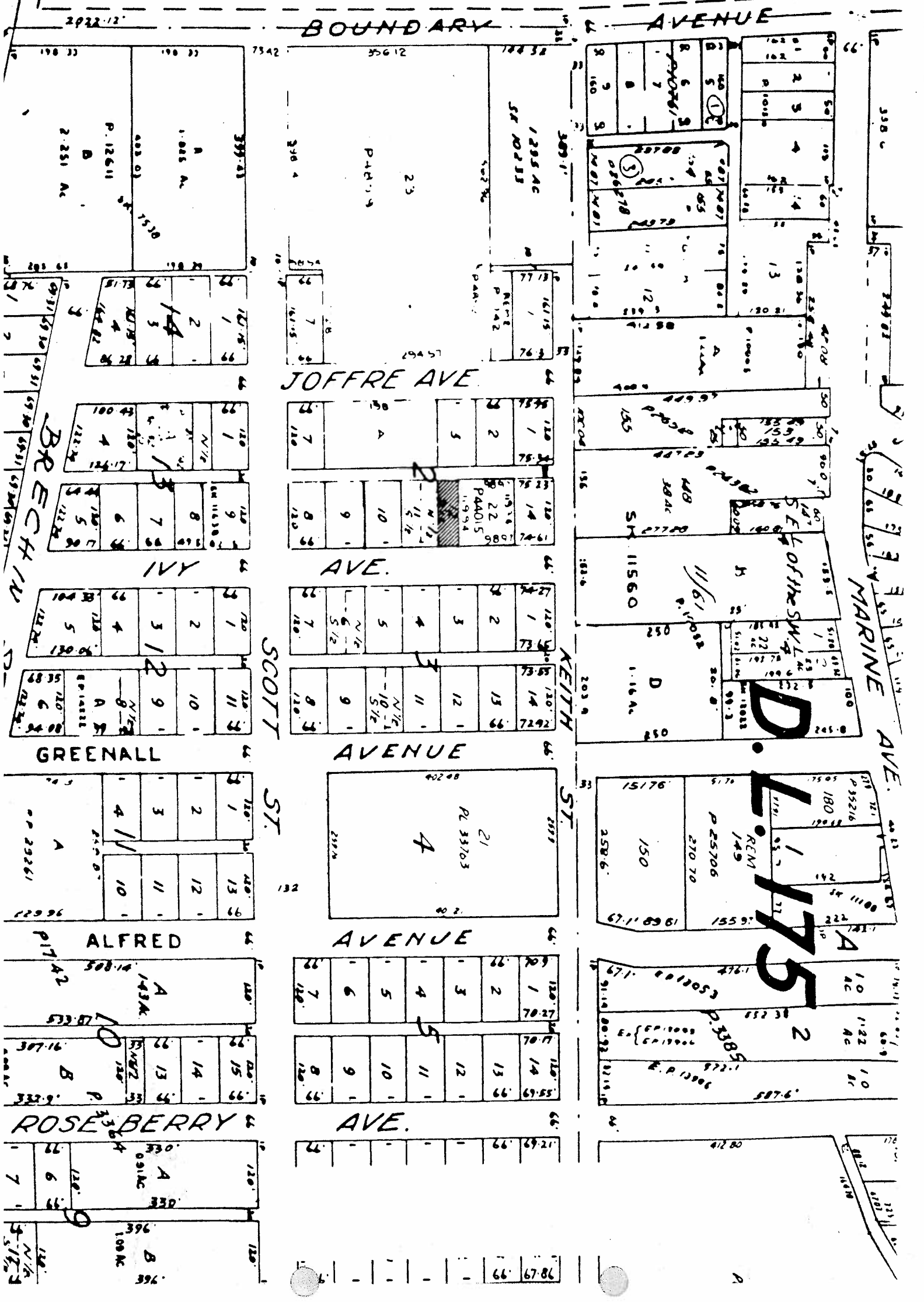
172

78.79



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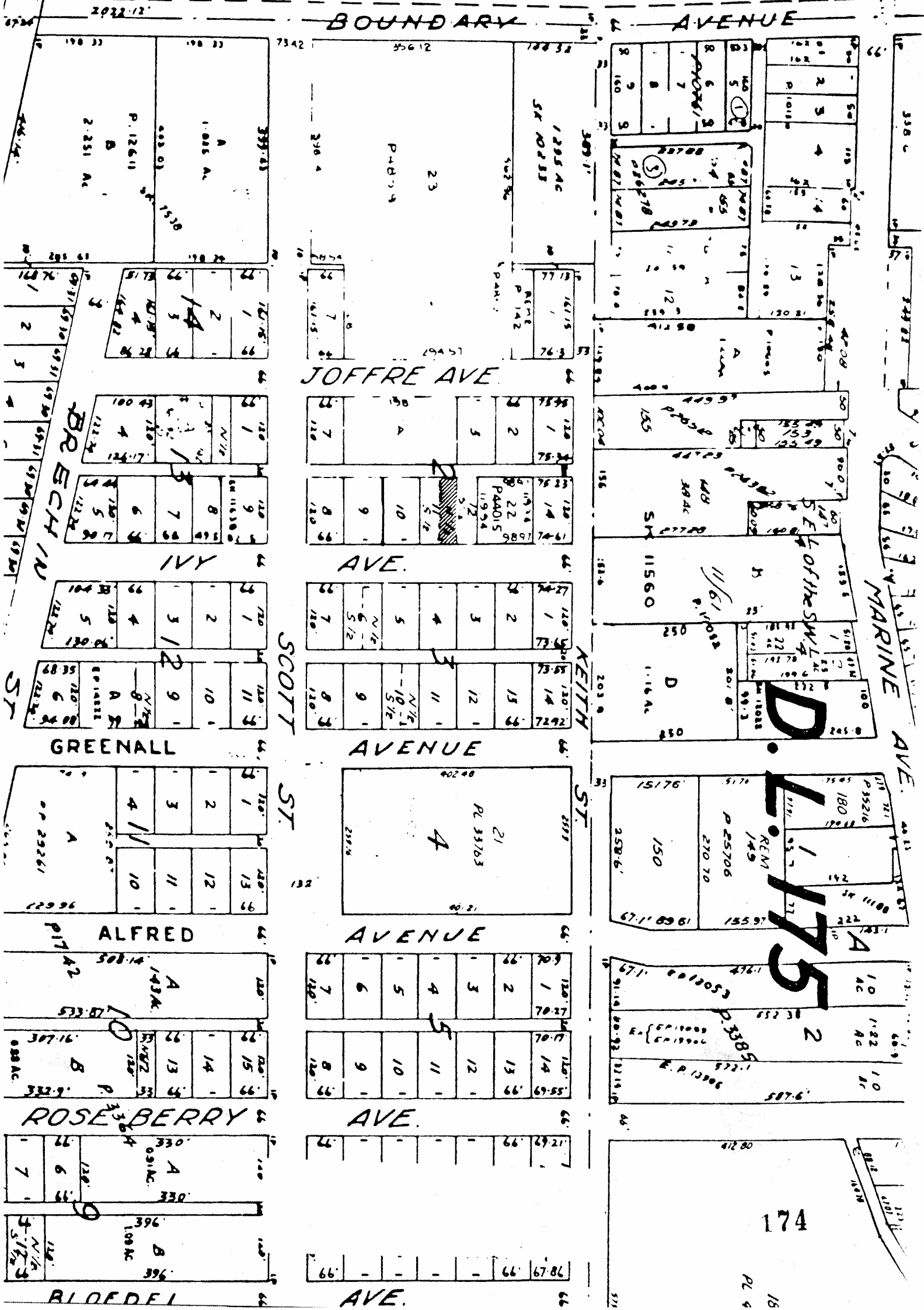
170
 62





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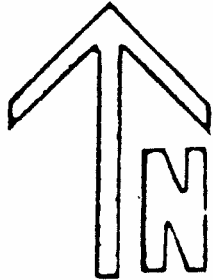
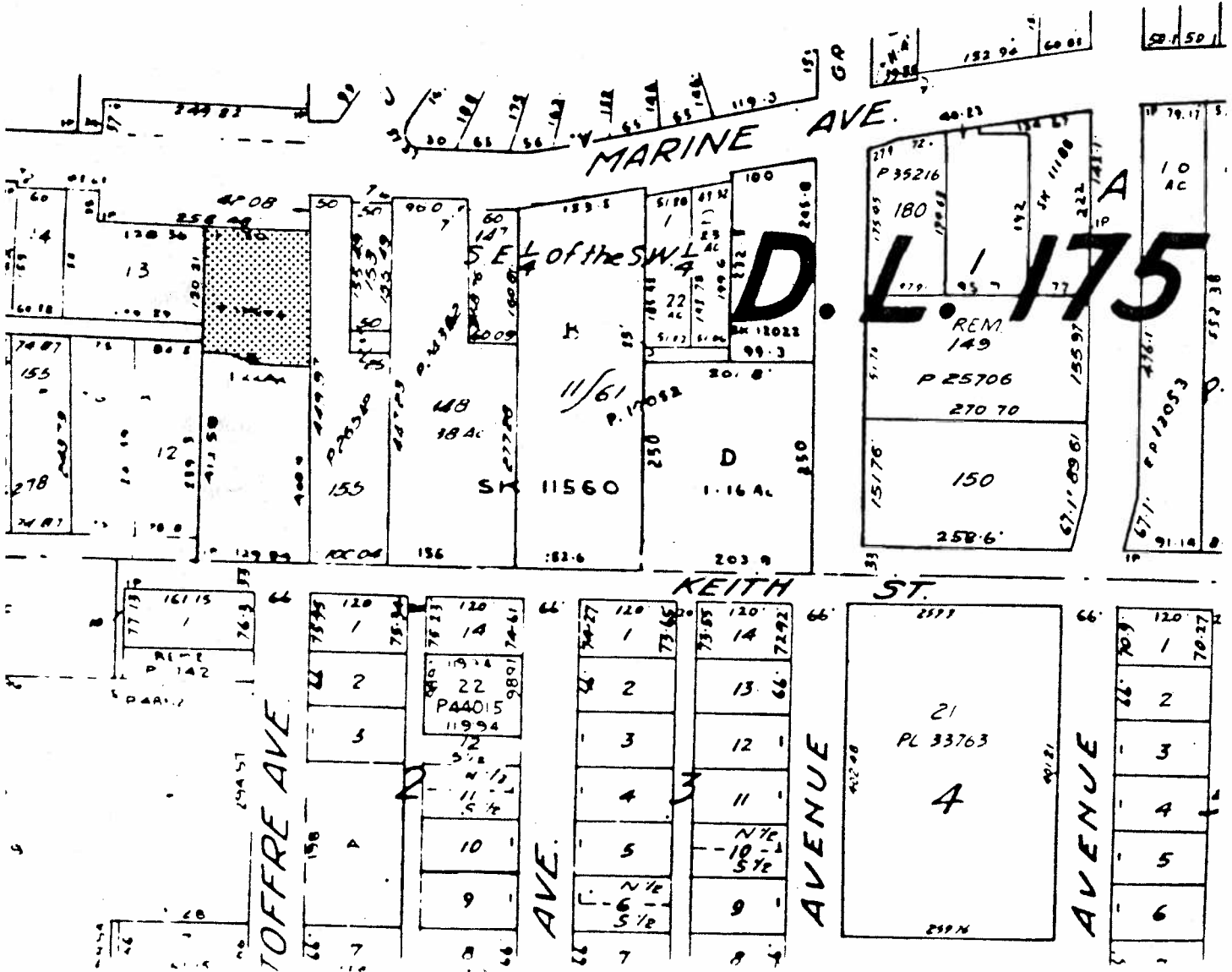
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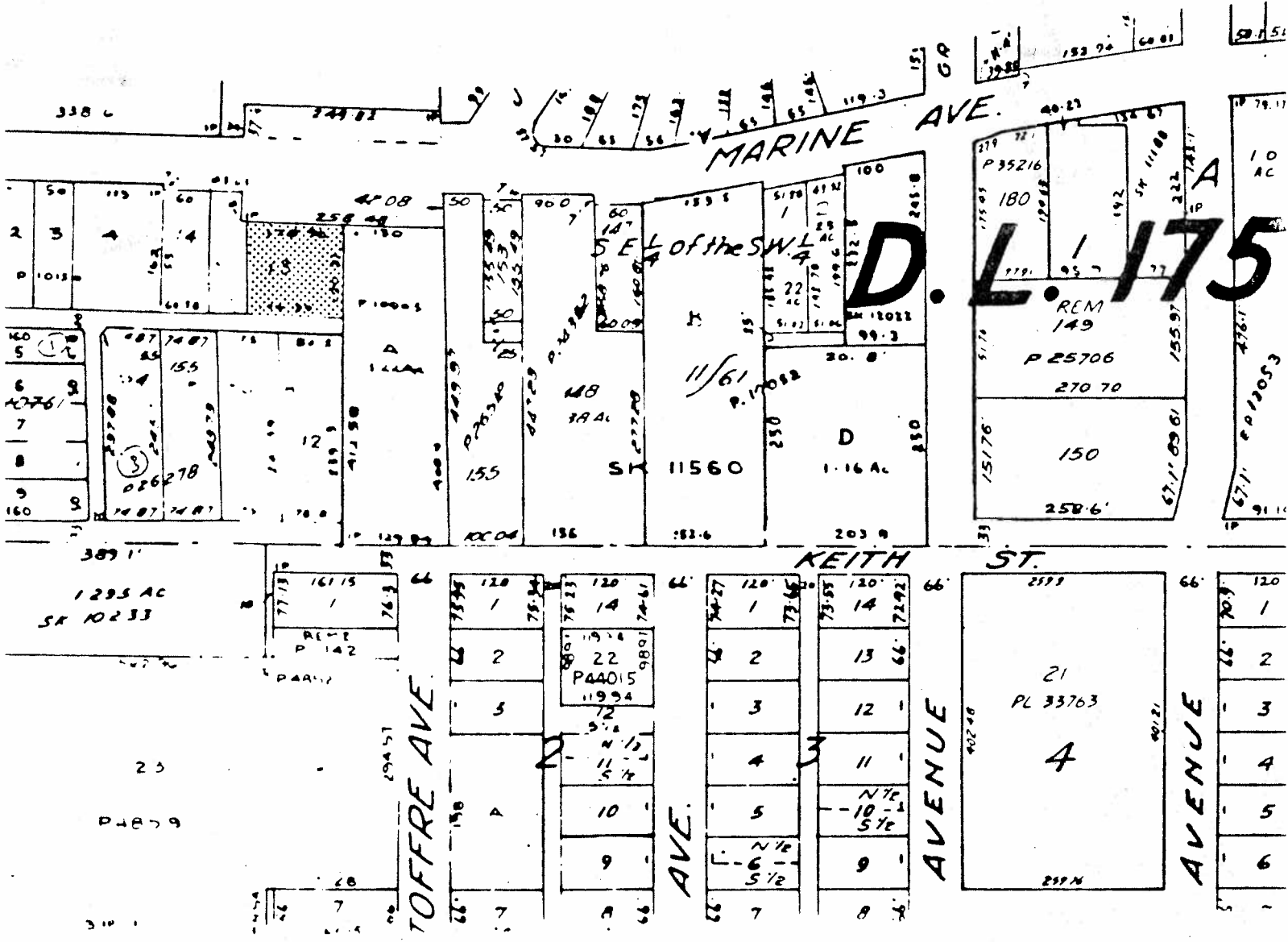
174

PL 4
18

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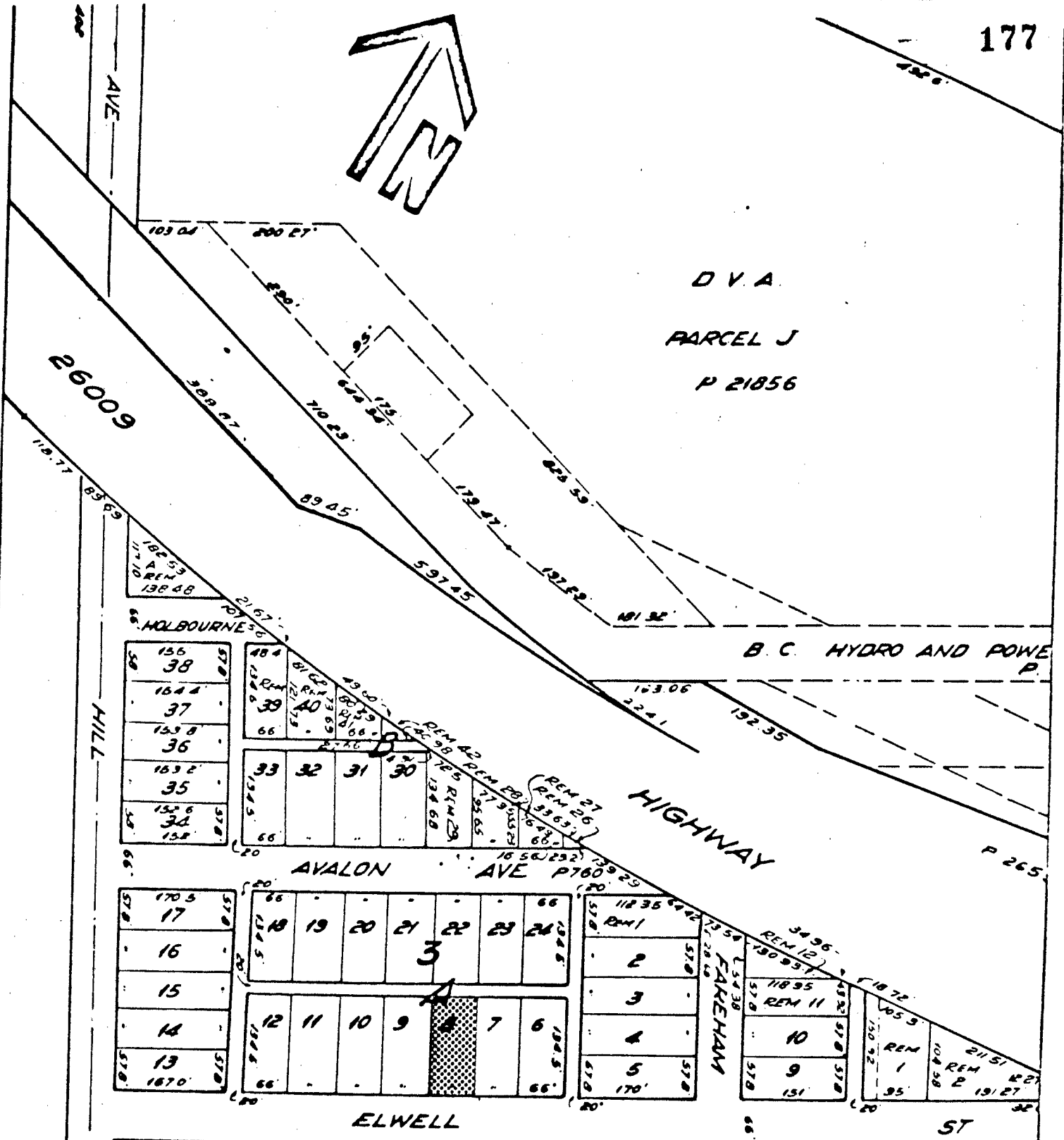
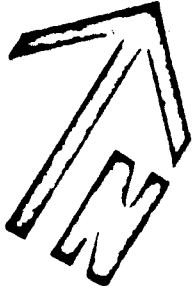


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AVENUE

AVE

26009

HILL

AVALON

AVE

HIGHWAY

ELWELL

ST

B.C. HYDRO AND POWER

D.V.A.

PARCEL J

P 21856

182.53
117.01
138.48

HOLBOURNE

155
38
164.4
37
153.8
36
163.2
35
152.6
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48.4
39
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33
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170.5
17
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14
13
187.0

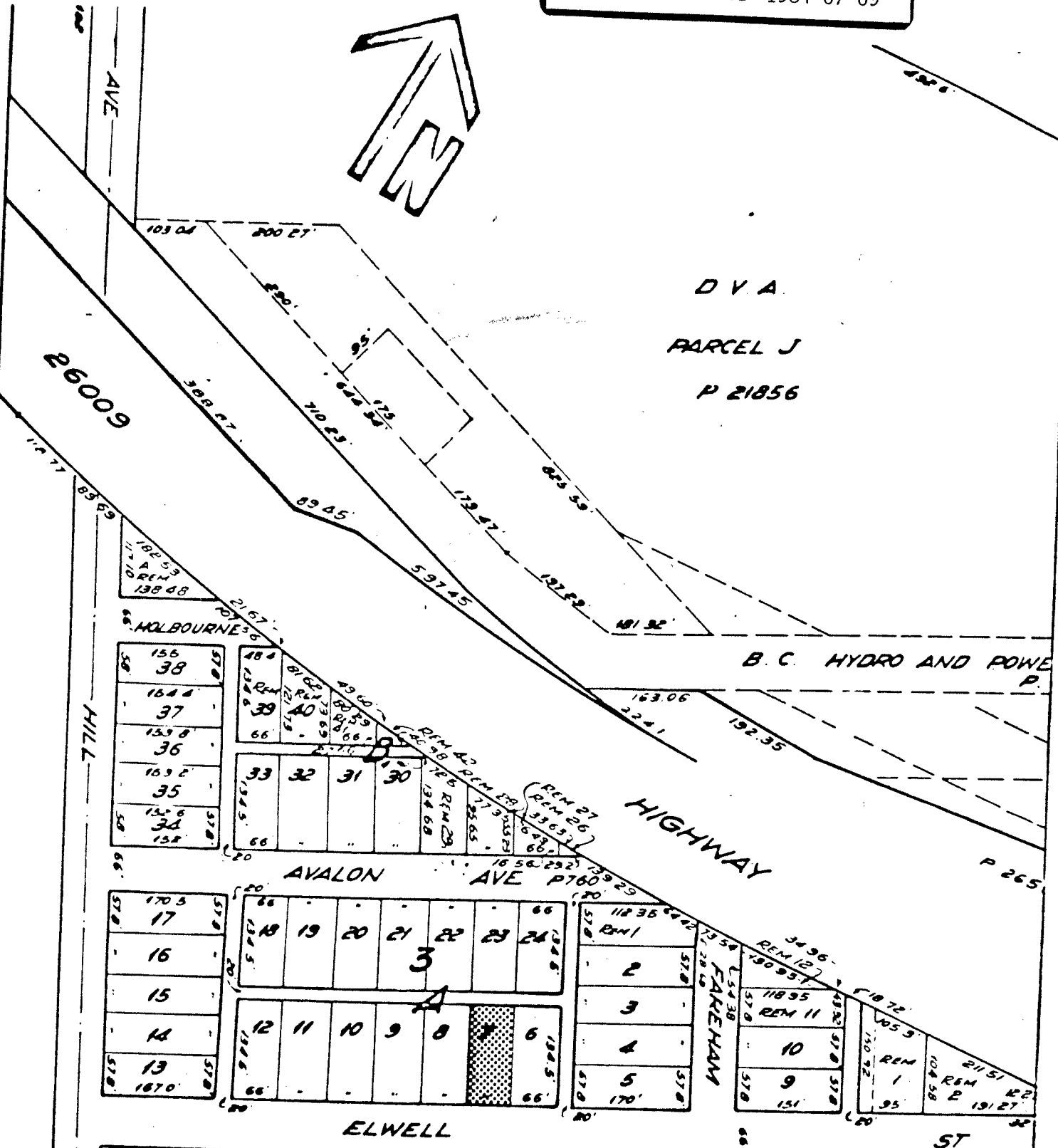
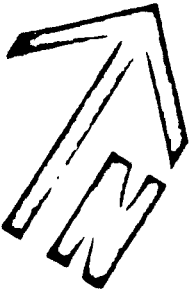
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118.35
2
3
4
5
170

34.96
118.95
10
9
151

104.58
21.51
122
191.27
35

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ITEM 14
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7 11A
 .49 AC. .49 AC.
 150'

