

ITEM 6
MANAGER'S REPORT NO. 71
COUNCIL MEETING 85/11/12

RE: PROPOSED SALE OF 7450 MEADOW AVENUE
LOT 4, DL 155A, PLAN 1249, GROUP 1, NWD

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 November 06

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our file: PS-6-85, D.L. 155A

SUBJECT: PROPOSED SALE OF 7450 MEADOW AVENUE

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RECOMMENDATION:

1. THAT Council authorize the sale, by public tender, of Lot 4, D.L. 155A, Plan 1249, Group 1, N.W.D. on the terms and conditions outlined in this report.

SUMMARY:

The following report proposes the sale of Municipal lands for the establishment of a vegetable pressure cleaning, packing, cooling, storage and distribution facility to serve Burnaby's agricultural community. These lands have been industrially filled and cannot support soil-bound agriculture. They are, however, situated within the Agricultural Land Reserve and their proposed use as outlined in this report will enhance the viability of agriculture in the Big Bend area.

REPORT

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1.0 BACKGROUND:

The subject lands, which are 4.5 acres in size, are zoned A1 (Agricultural District) and have been designated for agricultural use in the adopted Big Bend Development Plan as shown on the attached Figure 1. They are also within the Agricultural Land Reserve as shown on the attached Figure 2.

This property, which is vacant, has previously been industrially filled and is not capable of sustaining agricultural crops. The surrounding lands are, however, under intensive agricultural cultivation and produce a wide range of vegetable crops on small acreages with high per acre dollar returns. These adjacent lands, together with agricultural lands in other sectors of Burnaby's Big Bend Area, contribute substantially to the economic base of the area as well as to the volume of Greater Vancouver's fresh market sales.

Although these lands are highly productive, the farming community has experienced difficulty in obtaining the maximum yield possible. Much of the produce is grown in bulk and matures at the same time. Sizeable amounts are unable to be sold due to the lack of a central co-ordinated facility to properly clean, pressure cool, pack and distribute the product. In this regard, the Planning and Building Inspection Department entered into discussions in the early 1970's with the local growers association on the possibility of developing such a facility on the subject property. While considerable interest was expressed in the proposal, the association was unable to pool its resources and the proposal was not advanced.

In 1981 staff from the Agricultural Land Commission initiated a review of the agricultural future of the Big Bend Area. As part of this review, the present and potential agricultural resource was assessed and the means by which agriculture could remain a viable and integral part of the Big Bend was explored. At that time recognition was given to the previous attempts at establishing a marketing and cold storage facility. It was also noted that there may be some merit in reactivating this proposal, especially if the agricultural resource in the Big Bend is enhanced by bringing additional lands into production.

The potential for increasing the agricultural production of some of the area's fresh market vegetables on a competitive basis was identified and it was noted that fresh vegetables such as lettuce and celery have proven to be successful sellers in the out-of-province markets through the adoption of modern cooling and handling techniques.

2.0 EXISTING SITUATION:

In 1985 July, staff was approached by the owner of the market garden lands immediately west of the subject property about the possibility of developing a facility on this adjacent property for the cleaning, pressure cooling, refrigeration, storage and distribution of vegetables from his and other farmlands in the area. At that time staff expressed concern over the loss of productive farmlands which would result from the establishment of such a facility on his property and recommended that consideration be given to developing the adjacent non-productive municipal lands.

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A number of meetings were subsequently held with this owner and his engineering consultant and, on 1985 October 17, a formal request was received to review the possibility of making these lands available for sale. On 1985 October 30 an agreement, in principle, was reached whereby staff would recommend to Council that these lands be made available for sale by public tender.

As noted in the Background Section of this report, there is considerable merit in the establishment of such a facility in the Big Bend Area. In determining the value of the subject property, a number of factors need to be considered. This property is zoned A1 (Agricultural District) and is within the Agricultural Land Reserve. It has, however, been industrially filled and does not have the capability for supporting soil-bound agriculture. Moreover, any non-agricultural use would need to be approved by the B.C. Land Commission. The range of development opportunities is, therefore, limited.

The Legal Department has advised that agricultural lands in full production can be valued at approximately \$1.00 per square foot or \$43,560 per acre. Given the fact that the subject lands have been debilitated and that they have a limited range of development options due to their agricultural zoning and position with the ALR; it is considered to be appropriate to apply these values to this property. The proposed upset price for their sale, by public tender, would, therefore, be \$196,045 (4.5 acres at \$1.00 per sq.ft.).

In order to ensure that any development resulting from the sale of the property is compatible with the agricultural objectives for the area and the subject property in particular, it is proposed that the bids be accompanied by an outline of the intended development and that this information will be a factor in awarding the tender.

In summary, the sale of the subject property for an agriculturally related use as outlined herein is supported by staff as it will allow the farming community to market all of the products it is capable of producing, increase employment opportunities, and generate a generally more vigorous agricultural industry. The upset price of \$196,045 is considered to be fair market value given the limited range of development options for the subject property and has been recommended by the Legal Department.

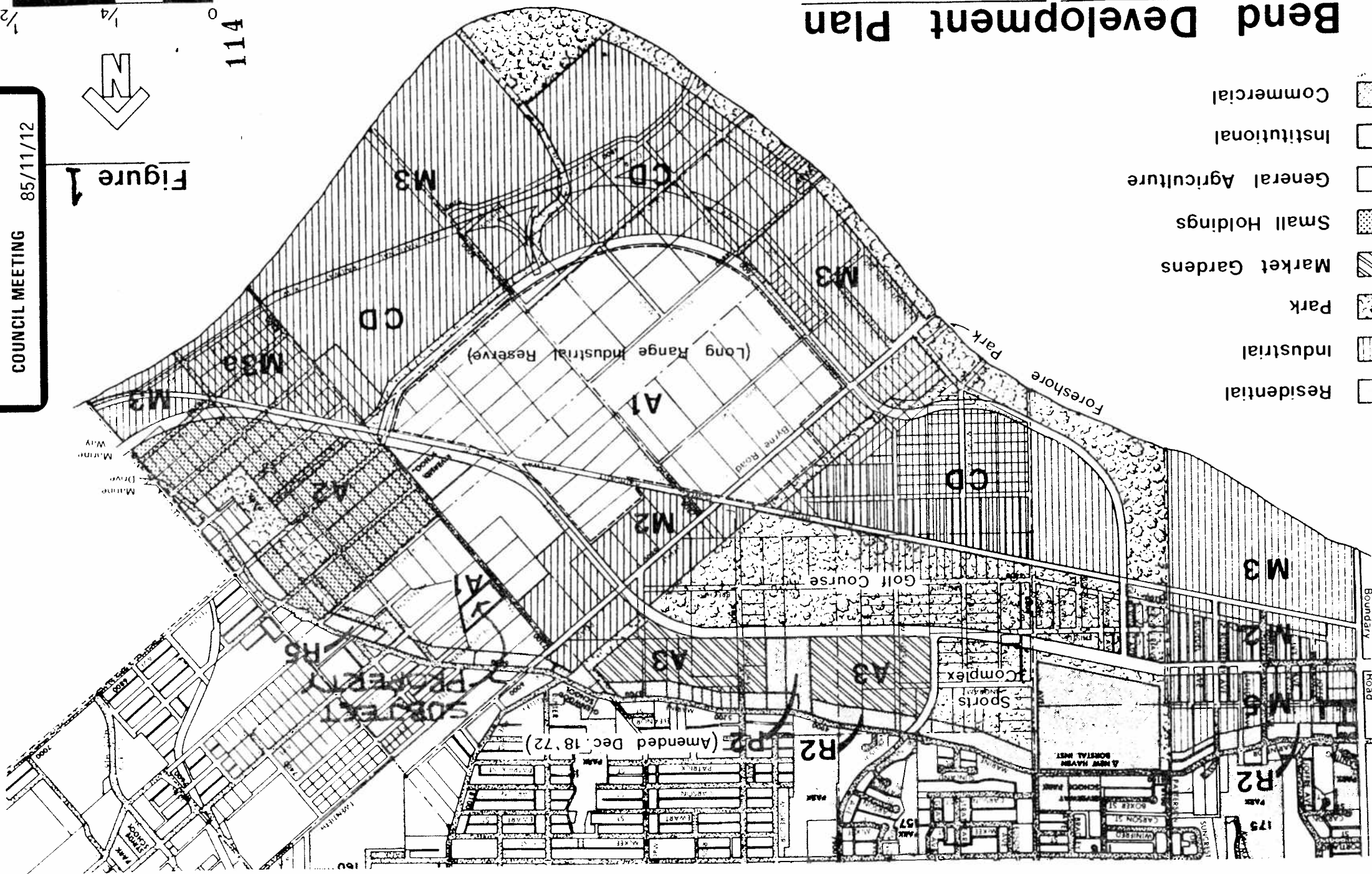

A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

PB/jce
Attach.

cc: Municipal Solicitor
Director Finance
Director Community & Administrative Services

Big Bend Development Plan

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



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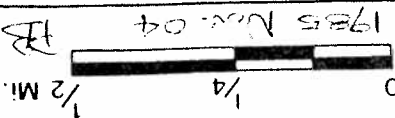


Figure 1

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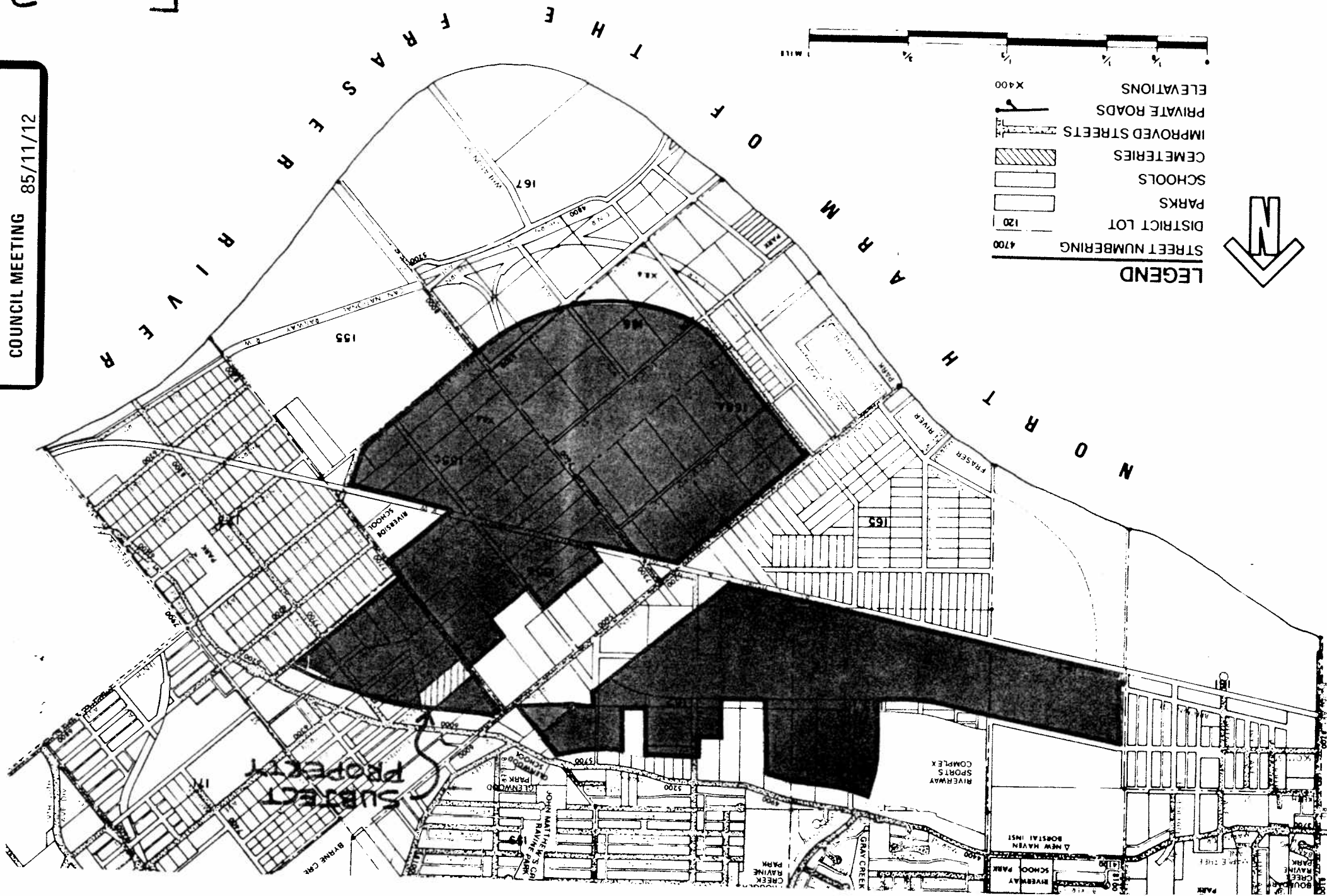
Boundaries of Agricultural Land Reserve

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FIGURE 2

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- LEGEND**
- STREET NUMBERING 4700
 - DISTRICT LOT 120
 - PARKS
 - SCHOOLS
 - CEMETERIES
 - IMPROVED STREETS
 - PRIVATE ROADS
 - ELEVATIONS X400



