

Subject: Re: Bus Depot

Date: Wed, 05 Oct 2005 14:06:54 -0700

From: Brian Platts <bplatts@shaw.ca>

To: Ernie Crist <ernie_crist@dnv.org>, Cathy Adams <cathyadams@canada.com>, Elizabeth James <cagebc@yahoo.com>, Corrie Kost <kost@triumf.ca>, DNVCouncil <DNVCOUNCIL@dnv.org>, corrie@kost.ca, James Ridge <James_Ridge@dnv.org>, Council Remuneration <wrtracey@telus.net>, fonvca@fonvca.org, pat45@shaw.ca, allandorr@shaw.ca, macdunn@uniserve.com, Irwin Torry <Irwin_Torry@dnv.org>, Donna Howes <Donna_Howes@dnv.org>, andersen@sagafc.com, m.bragg@shaw.ca, valeriem@blaze.ca, John Miller <john_miller@ultranet.ca>

Attached below is a response I received from Don Sigston in the CDNV Land Dept. re: the vacant land near the grain elevators.

-Brian

----- Original Message -----

Subject: RE: Property Ownership Question

Date: Wed, 05 Oct 2005 13:38:38 -0700

From: Don Sigston <dsigston@cnv.org>

To: Brian Platts <bplatts@shaw.ca>

Hi Brian. It's all owned by the Port. However, the Richardsons lease the area that appears to be triangular in the aerial photo. I've spoken to both the Port and the Richardsons about using these lands for municipal purposes. The Richardsons are open to sub leasing their site but are not keen on long term. I think it would be very worthwhile for you to speak with them as they may be open to a ten year lease with options for longer periods. The Port, on the other hand, is only interested in Port related uses. We, the City, currently rent a few acres on the paved area for materials storage. Richardson's triangular site is gravel while the Port's area is paved.

I certainly wouldn't hesitate to discuss your idea with either of them; as I say the only drawback that I know of is the duration of a lease (neither are interested in selling); but if one has a good, clean project in mind, as you do, I think they would be very receptive to a discussion. The Port has had their lands on the market for lease for years with no takers. I had to argue with them to let us use a part of their site and they finally relented. I'd give your idea a try...the Port lands would likely be better since it's already paved.

The Port contact is Linda Thom - 665-9201 and the Richardson contact is Phil Helina @ 904-6030.

In addition to these sites, CN is considering selling their marshalling yard across the street from RONA. You may wish to speak with them as well. I spoke with them just before summer at which time they were fairly keen to sell; they found other short term rail uses for the site so it isn't currently on the market, but I'm sure it will be in the future. So, I think it may be worthwhile speaking to CN as well. At the time I spoke with them they were expecting about \$1million/acre and it's a four acre site. The CN contact is Anita Fleming in Edmonton - 780-421-6218. As you know a site that could be purchased would offer a lot more security which such a public type of use needs.

Keep in mind that there may be some "zoning" research that needs to be done, especially if buildings are required to be built.

The zone is M2 which would likely provide for this use. It appears that the Richardson property might be partially in the M2A zone which only allows Grain Elevator use; but on a cursory look it's hard to say. I always prefer zoning questions to the planners, so you may wish to

contact Gary Penway (gpenway@cnv.org or 985-7761) and ask him. He's not in right now so perhaps you could call or e-mail him later. Gary's a very good man and will provide you with the correct information (which could be a "no") plus give you any further information he believes one should know about in matters like this.

As far as I know, no one has asked this question, but they could have, so you may wish to ask Gary this question too. Great idea, good luck.

(By the way, I refer to this type of vacant land as "urban fallow"; it's just waiting for the right use to become productive again.)

Don Sigston
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-----Original Message-----

From: Brian Platts [<mailto:bplatts@shaw.ca>]
Sent: Wednesday, October 05, 2005 12:38 PM
To: Don Sigston
Subject: Property Ownership Question

Hi Don - can you tell me who owns the huge piece of vacant land off the Low Level Road just west of the grain elevators? (I've attached a Google satellite photo of the site in question.) I've heard that it is possibly

owned by the Richardson family of Winnipeg, if they are still partners in the ownership of the Pool elevators. I've also heard it is owned by the Port Corp. The reason for me asking is, well, in the discussion over the future location of a new NV bus depot, I couldn't help but think of other more centrally located sites (than the proposed BC Rail land near the Norgate community) that would not have an impact on residential properties. To your knowledge, has this property ever been considered for a depot? If not, what is its designated use? Thanks for your help.

Brian Platts