

ITEM	14
MANAGER'S REPORT NO.	78
COUNCIL MEETING	Dec. 6/76

Re: PROPOSED EXCHANGE AND SALE OF PROPERTY
SOUTHEAST CORNER OF GREENALL AVENUE AND SCOTT STREET
D.L. 161, BLK. 11, LOTS 1, 2, 3 and 4, PLAN 1742
P.P.A. #3916

Following is a report from the Director of Planning regarding a proposed exchange of properties and the sale of a redundant lane allowance.

RECOMMENDATIONS:

1. THAT the Director of Planning's recommendations be adopted.

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PLANNING DEPARTMENT
December 2, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: LAND EXCHANGE AND SALE
South East Corner - Greenall Avenue and Scott Street.
PPA # 3916
D.L. 161, Blk. 11, Lots 1, 2, 3 and 4, Plan 1742

The Planning Department is in receipt of an application for Preliminary Plan Approval involving a consolidation of the three properties and lane allowance outlined on the attached sketch.

The Municipality is the owner of Lot 1 and the applicant owns Lot 4. Lot 4 is required for future road allowance in conformity with the subdivision guide plan evolving for the surrounding area. As these two lots are of equal area, the Land Agent has stated that a land exchange could take place with no compensation to either party.

In order to produce a development site of appropriate depth, the applicant has expressed a desire to purchase the closed lane allowance abutting the subject three properties. We believe this proposal will result in a desirable consolidation and will support it subject to the submission of a suitable plan of development. The Land Agent has stated that the area of closed lane allowance (3,960 square feet) has a value of \$3.00 per square foot or \$11,880.00


For information, Bylaw #5688, being the "Burnaby Road Closing Bylaw #5, 1970", closed several portions of road in this area including the subject lane allowance. Title was taken by Burnaby to all portions of road closed by the bylaw under Order in Council #2978, dated 4 September 1970.

RECOMMENDATION:

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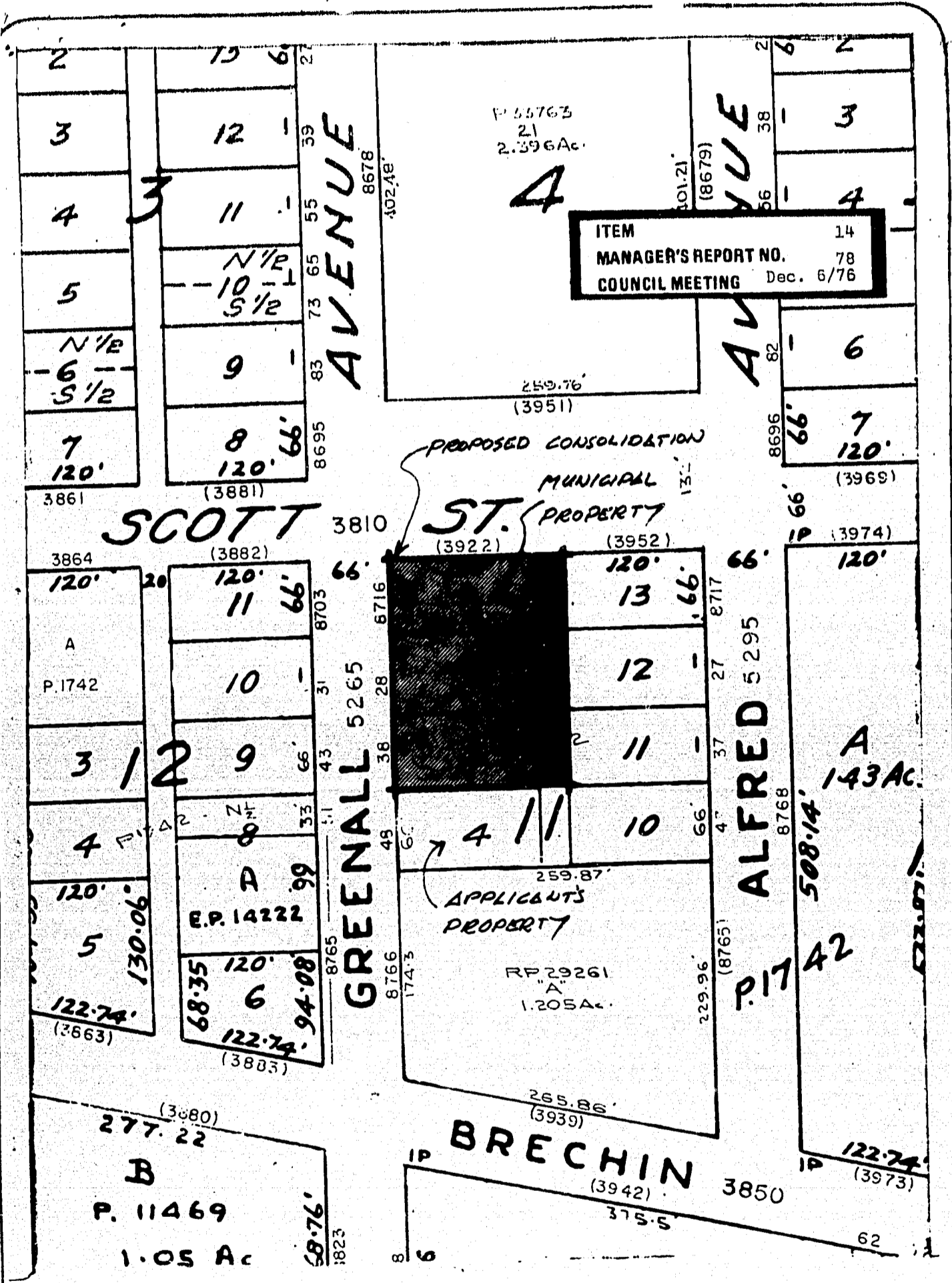
It is recommended THAT:

1. Council approve the land exchange involving Lots 1 and 4, Blk. 11, D.L. 161, Plan 1742 illustrated on the attached sketch.
2. Council authorize the sale of closed lane allowance/subject to the following conditions:
for \$11,880.00
 - (a) The submission of a suitable plan of development.
 - (b) The preparation of all requisite survey plans by the applicant.
 - (c) The granting of all requisite easements.
 - (d) The consolidation of Lots 1, 2 and 3 and the subject closed lane allowance into one legal parcel.


A. L. Parr
DIRECTOR OF PLANNING

CBR/sam
Attachment

cc: Municipal Clerk
Land Agent

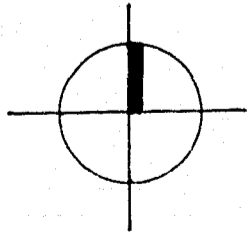


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Date
 DEC. 1976

Scale
 1" = 100'

Drawn By



Burnaby Planning Department

PROPOSED LAND EXCHANGE & PROPERTY SALE