

ITEM	17
MANAGER'S REPORT NO.	55
COUNCIL MEETING	Aug. 15/77

Re: ROAD EXCHANGE BYLAW - SUBDIVISION REFERENCE #65/77

Following is a report from the Director of Planning regarding Subdivision Reference #65/77.

RECOMMENDATIONS:

1. THAT Council approve the land exchanges, dedications and closures as outlined in the Director of Planning's report; and
2. THAT Council authorize the introduction of a highway exchange bylaw involving categories A, C and E as outlined in the Director of Planning's report.

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PLANNING DEPARTMENT
AUGUST 10, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: ROAD EXCHANGE BYLAW - SUBDIVISION REFERENCE #65/77

The Planning Department is in receipt of a subdivision application involving the properties shown on the attached sketch. As can be noted on the sketch, there are a number of land transactions involved in this development. These fall into five categories:

- A) Road closures - approx. 2000 sq.ft. of Lawrence St. to be closed and transferred to the developer to complete proposed Lots 18, 19 and 23.
- B) Redundant property - approx. 7000 sq.ft. of private land to the north of proposed Lots 23 & 24 to be consolidated with Municipal land for eventual re-development, and 1100 sq.ft. of private land being added to Municipal Lot B for immediate development.
- C) Road exchanges - approx. 11,700 sq.ft. to be dedicated for Lawrence Drive by the developer in exchange for approx. 9000 sq.ft. of existing road allowance to be included in proposed Lots 43, 44, 48, 49, 50 and 51.
- D) Park Trail dedication - approx. 10,500 sq.ft. of land at the rear of Lots 50 - 54 to be deeded to Burnaby for park purposes by the developer.
- E) Dedication of approx. 7600 sq.ft. of Municipal land for Road 'E' and Road 'A'

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It is proposed that the above transactions be made with no compensation to either party. A highway exchange bylaw can be introduced to effect the road closures and dedications outlined in categories A, C and E. All survey, design and legal costs involved in the above would be borne by the developer. 198


Since the Municipality could create two serviced lots which would be ready for immediate sale it is proposed that the Corporation contribute one-half of the cost of Road 'A' only across the frontages of these Lots 'A' and 'B'. A further report will be submitted to Council regarding this when the contract amounts have been determined.

The Land Agent has reviewed the exchange proposal and is prepared to recommend its acceptance. Written concurrence with the exchange proposal and its conditions has been received from the developer.

RECOMMENDATION:

THAT Council approve the land exchanges, dedications and closures outlined in the foregoing report.

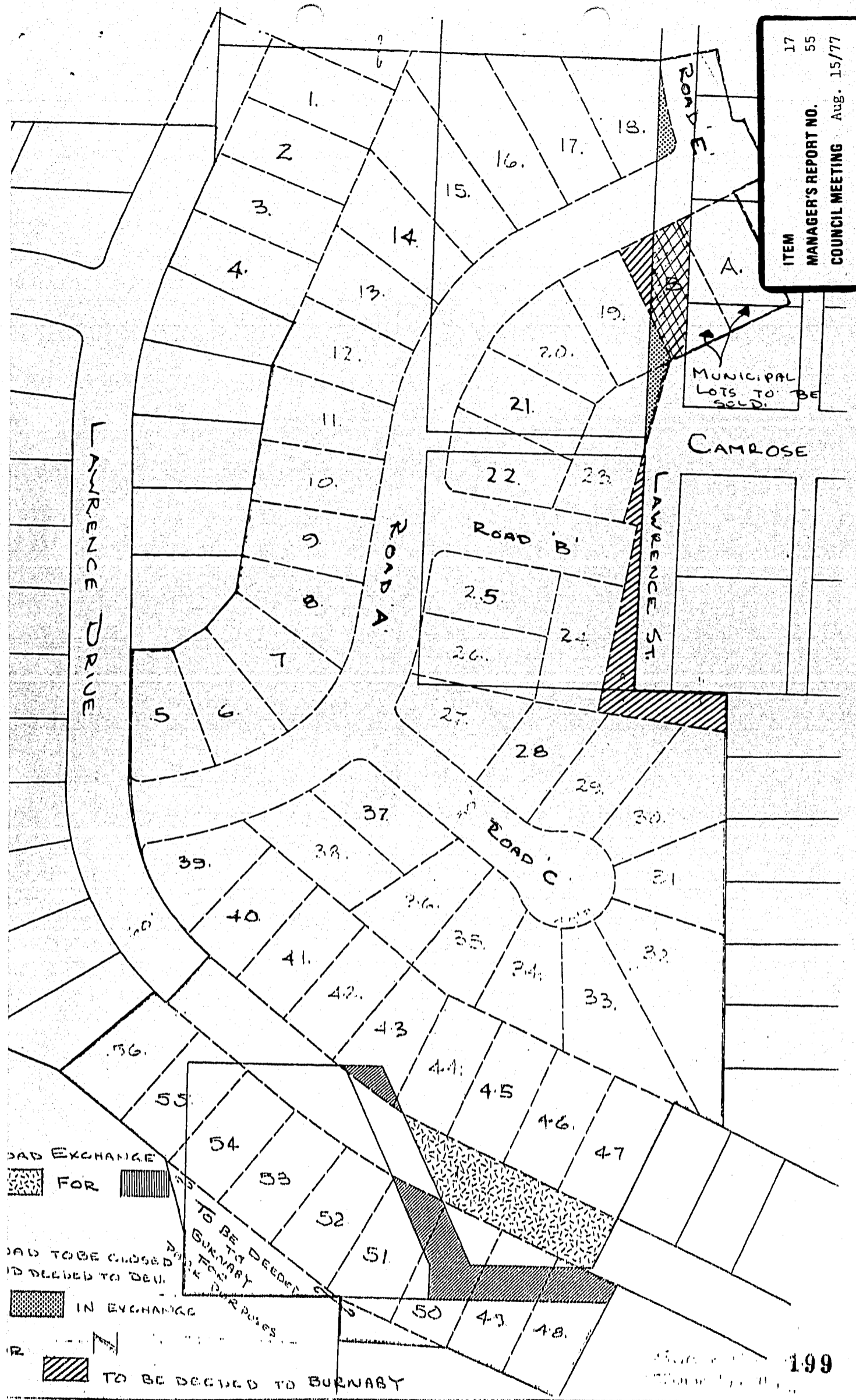
THAT Council authorize the introduction of a highway exchange bylaw involving categories A, C and E.


A. L. Parr,
DIRECTOR OF PLANNING

HR:ad
Attach.

c.c. Land Agent

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ROAD EXCHANGE FOR

ROAD TO BE CLOSED BY BURNABY TO BE DECIDED TO BURNABY

IN EXCHANGE

TO BE DECIDED TO BURNABY

MUNICIPAL LOTS TO BE SOLD

CAMROSE