

RE: SUBDIVISION REFERENCE #16/79
SUBDIVISION OF MUNICIPAL LANDS
LYNNDALE CRESC. AND EDISON STREET

ITEM	9
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1979 06 18

Following is a report from the Director of Planning regarding the proposed closure of a redundant road allowance and subsequent sale of two abutting properties by public tender.

With respect to the eventual sale of the two lots, upset prices will be noted in a future report from staff. As Council is aware, this is normally done at the time that all properties which we want to put on the market are advanced to a sales position.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

* * * * *

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: SUBDIVISION REFERENCE #16/79
SUBDIVISION OF MUNICIPAL LANDS
LYNNDALE CRESC. AND EDISON STREET

1979 JUNE 13

RECOMMENDATIONS:

1. THAT Council authorize the preparation and introduction of a Road Closing Bylaw for the closure of Nathan Avenue, subject to the conditions outlined as follows:
 - (a) consolidation of a portion of the closure area with proposed Lot 2; and
 - (b) consolidation of the remainder of the closure area with the Municipally owned property described as the Rem. of Blk. 12, D.L. 44, Plan 3049.
2. THAT Council authorize the preparation of road closing and subdivision plans by the Municipal Engineer and subsequent execution of same by the Mayor and Clerk on behalf of the Corporation.
3. THAT Council authorize the creation of proposed Lots 1 and 2 with their subsequent sale by public tender.

.../2

ITEM	9
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1979 06 18

REPORT

116

On 1976 August 16, Council adopted the recommendations contained within the attached report. As can be noted, the Corporation shared in the costs of services provided by the developer of the adjacent properties which directly benefitted Municipal lands. All servicing has been completed in the adjacent subdivision which has been finalized for some time.

It is now appropriate that two lots be created as shown on the attached Sketch #2. These lots are fully serviced and no additional costs need be expended in their creation other than the preparation and registration of survey plans. The creation of proposed Lot 2 necessitates the closure of a portion of the Nathan Avenue road allowance, which is undeveloped and redundant for road purposes, for consolidation. It is recommended that, since the Municipality currently holds title to the lands on both sides of the road allowance, the entire allowance be closed, with the remainder consolidated with the larger property to the east described as the Rem. of Blk. 12, D.L. 44, Plan 3049. Thus, when the surrounding subdivision is advanced, the Municipality will not require consents from future private owners of proposed Lot 2. Reports of the proposed closure were circulated to the various agencies having an interest in the subject allowance. There are no utilities that would be affected by the closure.


A. L. Parr,
DIRECTOR OF PLANNING

CW:ad
Atts.
cc: Municipal Solicitor
Municipal Engineer

ITEM 14
MANAGER'S REPORT NO. 52
COUNCIL MEETING AUG. 16/76

Re: PROPOSED LAND EXCHANGES, ROAD DEDICATIONS AND COST SHARING FOR
SERVICING SUBDIVISION REFERENCE #146/75

Following is a report from the Director of Planning regarding Subdivision
Reference #146/75.

The funding required for the servicing in the amount of \$103,800 would be
charged to the Land Assembly and Development Fund.

RECOMMENDATION:

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

ITEM 9
MANAGER'S REPORT NO. 43
COUNCIL MEETING 1979 06 18

PLANNING DEPARTMENT
July 29, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: LAND EXCHANGE, ROAD DEDICATIONS, COST SHARING FOR
SUBDIVISION REFERENCE #146/75

BACKGROUND:

The property bounded by Phillips - Buffalo and Winston was the
subject of several Council reports late in 1975. Subsequent
to these reports, the attached configuration was prepared to
the approval of this department and the developer. The develo-
per has been consistently working towards final approval from
then until now. It is in order that the following items be
considered by Council at this time.

LAND EXCHANGES:

As can be noted on the attached sketch, several land exchanges
are required to round off the municipal and private land hold-
ings involved in the subdivision. Lot 191 on the southeast
corner of the development is to be deeded to Burnaby for
eventual inclusion in a further private subdivision to the east.
Lot 190 at the corner of Roads D and F is to be deeded to
Burnaby for inclusion in the eventual municipal subdivision
of land between Buffalo Street and Road D. Portions of the
municipal land required to complete lots 50 and 51 are to be
exchanged for a portion of the private land needed to complete
lot 64. Lot 64 is to be retained by the Corporation for sale
by public tender.

ROAD DEDICATIONS:

It has been proposed for a number of years that a road connec-
tion be established between Buffalo Street and Phillips Avenue
on the alignment represented by Road A on the attached sketch.

ITEM 14
MANAGER'S REPORT NO. 52
COUNCIL MEETING Aug. 16/76

9 43
MANAGER'S REPORT NO. 1979 06 18
COUNCIL MEETING

The municipal lands on the north side of Road A are, in the future, proposed for R1 subdivision and a school-park site. To date, however, it has not been determined what the extent of the school-park needs are, or what the configuration of the residential lots will be. The location of Road A is fixed due to the existence of a walkway through from Buffalo to Phillips on the proposed allowance. It can be noted that the proposed road width of Road F from Road A through to lot 14 has been set at 75 and 80 feet. This was done to accommodate a curvilinear sidewalk connecting the municipal lands with Winston Street as part of the local public trail system network.

It is proposed that the Corporation dedicate, at this time, portions of Roads A and F to the extent shown on the attached sketch. Edison Street or Road D currently exists as a 33 foot wide undeveloped allowance. As shown, it is proposed that this be widened on the north side by 17 feet to a total of 50 feet. Since Road D will be a cul-de-sac, it is considered that a 50 foot allowance is sufficient. This department proposes that all the municipal land on the west side of Road F be developed and sold in the near future. However, since a number of road closures will be necessary for this, it is proposed that dedication of the Road D proceed at this time in order to facilitate the completion of the private lots 1 - 3.

118

COST SHARING:

As outlined earlier in this report, the Corporation currently holds property abutting the subject private subdivision. As stated, lot 64 will be created for immediate sale, with the lands on the west side of Road F being created in the near future. In light of the municipal land potential, it has been proposed that the Corporation share in the cost of providing any roads and services abutting municipal land. This would include the following:

- a) half cost of Road A adjacent to lots 51, 52, 53, 61, and 63;
- b) full cost of Roads A and F abutting lot 64;
- c) half cost of Road F abutting lots 49 and 50;
- d) half cost of Road D adjacent to lots 1, 2 and 3;
- e) storm sewers, sanitary sewer and water mains where necessary for the development of municipal property.

Based on the final contract price for servicing the subdivision, the Engineer has ascertained that cost-sharing with the developer should be in the amount of \$103,800.

RECOMMENDATIONS:

It is recommended THAT:

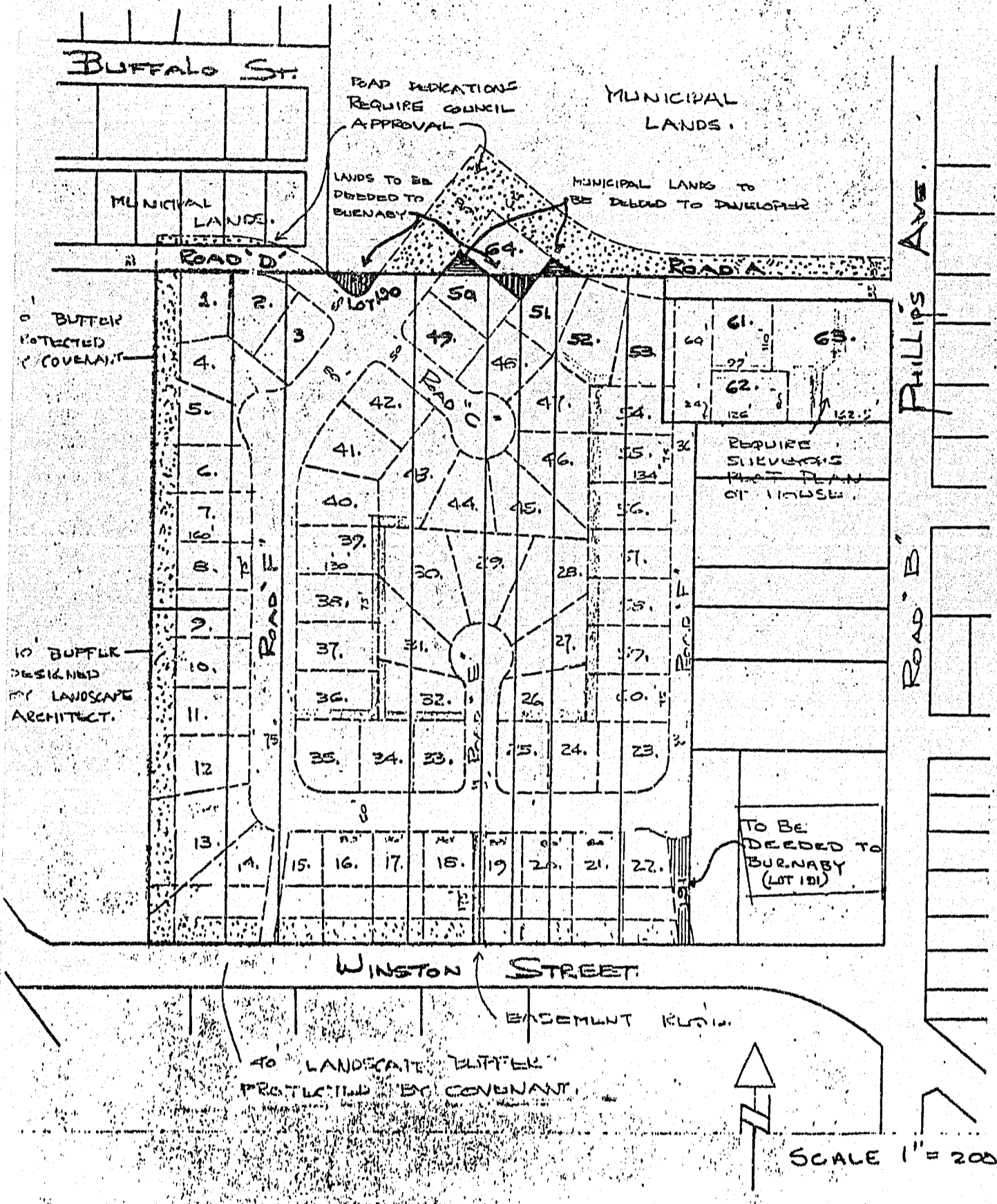
- 1.) Council authorize the exchange of portions of lots 50 and 51 for lots 190, 191 and a portion of lot 64, as outlined on the attached sketch.
- 2.) Council authorize the sale of lot 64 by public tender, subsequent to completion of the required servicing.
- 3.) Council authorize the dedication of portions of Roads A, F and D, as outlined in the attached report.
- 4.) Council authorize the expenditure of \$103,800., as representing the Corporation's share of services of the subject subdivision.

A. L. Parr
A. L. PARR
DIRECTOR OF PLANNING

HR:br
Attchs.

ITEM 9
 MANAGER'S REPORT NO. 43
 COUNCIL MEETING 1979 06 18

~~ITEM 14
 MANAGER'S REPORT NO. 52
 COUNCIL MEETING Aug. 16/76~~



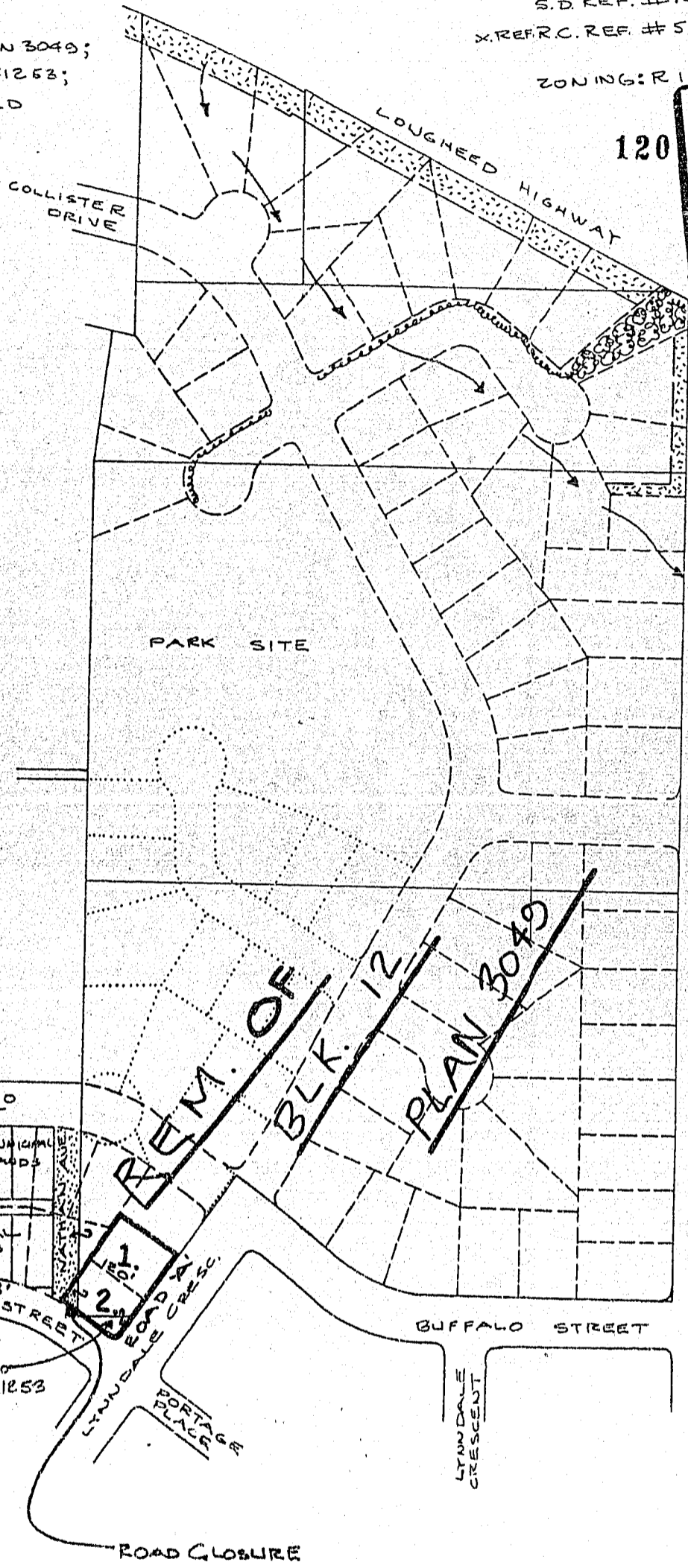
D.L. 44
 REM. BLK. 12, PLAN 3049;
 LOT 190, PLAN 51253;
 PORTION OF ROAD
 ALLOWANCE

S.D. REF. # 16/79
 X. REF. C. REF. # 5/79

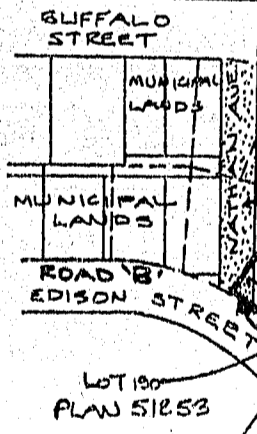
ZONING: R 1

120

9
 43
 ITEM
 MANAGER'S REPORT NO.
 COUNCIL MEETING 1979 06 18



SCALE: 1" = 200'
 1979 FEB. C.W.



NOTE: LOTS 1 & 2 ONLY
 TO BE CREATED NOW.

: CLOSE ALL OF NATHAN AVE.
 ROAD ALLOWANCE & CONSOLIDATE
 A PORTION WITH LOT 2 AND THE
 REMAINDER WITH REM. BLK. 12,
 D.L. 44, PLAN 3049.

SKETCH #2