

ITEM	10
MANAGER'S REPORT NO.	39
COUNCIL MEETING	1979 05 22

RE: PROPOSED CLOSURE OF A PORTION OF SUNSET STREET
EAST OF DOUGLAS ROAD
ROAD CLOSURE REFERENCE #4/79, D.L. 80
X-REF. R.Z. #26/78 AND S.D. #116/78

Following is a report from the Director of Planning regarding a proposal to introduce a road closing by-law for a portion of Sunset Street.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1979 MAY 15
FROM: DIRECTOR OF PLANNING
RE: PROPOSED CLOSURE OF A PORTION OF SUNSET STREET EAST OF
DOUGLAS ROAD
ROAD CLOSURE REFERENCE #4/79 - D.L. 80
X-REF. R.Z. #26/78 AND S.D. #116/78

RECOMMENDATION:

1. THAT Council authorize the preparation and introduction of a Road Closing Bylaw for that portion of the Sunset Street road allowance lying between Douglas Road and the Sunset Street cul-de-sac, subject to the outlined conditions.

REPORT

BACKGROUND:

Council, on 1979 March 26 (Item 2, Manager's Report No. 24), adopted a recommendation to advance an application to rezone the properties bounded by Spratt Street, Douglas Road, and Canada Way from Residential District (R4) and Gasoline Service Station District (C6) to Comprehensive Development District (CD) utilizing the Community Institutional District (P5) guidelines (see attached Sketch #1) for the purpose of constructing a church facility for the Ukrainian Orthodox Church of St. Peter and Paul. One of the conditions of rezoning approval was the completion of the requisite Sunset Street road closure bylaw and sale of the allowance to the applicant in order to consolidate the net project site into one legal parcel.

Subsequent to the above, the Planning Department has reviewed this proposal for closure of that portion of Sunset Street (see attached Sketch #2) in order that the consolidation and rezoning can be advanced.

.../2

124

ITEM	10
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COUNCIL MEETING	1979 05 22

125

Reports of the proposed closure were circulated to the various agencies having an interest in the subject road. The only service affected by the proposed closure is an existing Municipal water main located parallel to the north property line and offset 7 feet from that property line. The Municipal Engineer has advised that a 10' wide easement will be required to be protected, as shown on Sketch #2.

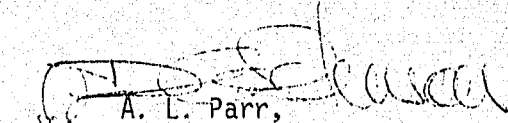
CURRENT SITUATION:

When the above reports were received, the Planning Department sent a letter to Mr. L. Pelke, Canada Permanent Trust Company, who is the agent for the Ukrainian Orthodox Church of St. Peter and Paul, stating that the proposed closure would be contingent upon completion of the following conditions:

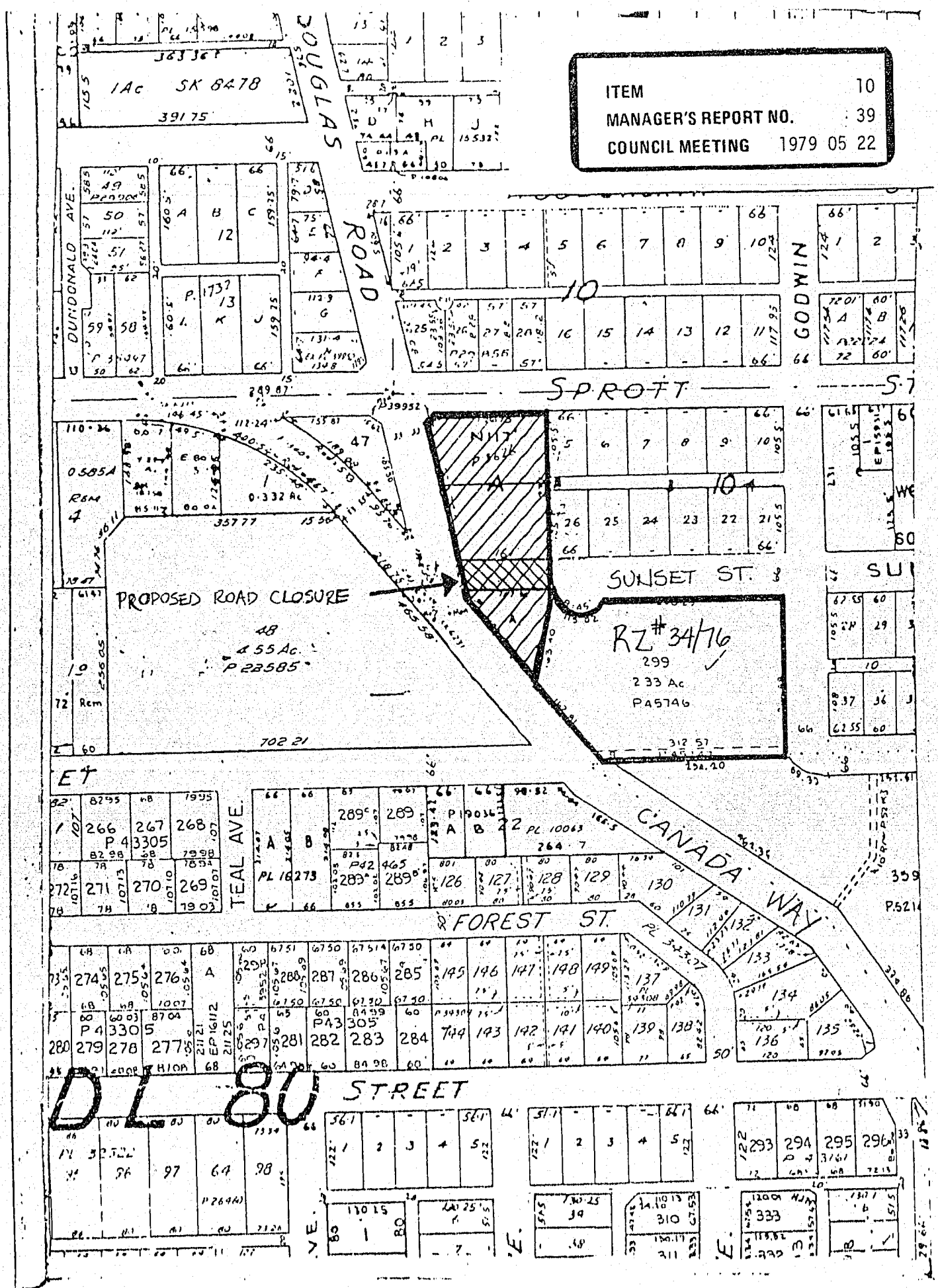
1. Consolidation of the closed portion of road with 5690/92 Sprout St., 3880 Douglas Road and 4862 Canada Way.
2. Granting of an easement to the Corporation over a portion of the road allowance subsequent to consolidation to protect the existing water main.
3. Payment of compensation by the owners to the Corporation in the amount of \$5.00 per sq. ft. for the area being closed.
4. Submission of all necessary road closing, consolidation, and right-of-way plans. The necessary Deed of Land and easement documents will subsequently be prepared by the Municipal Solicitor who will arrange for the registration of all items pertaining to the closure and consolidation. All registration costs and the costs associated with preparation of the documents must be submitted to the Planning Department prior to registration.

It is noted that the amount of compensation that has been established (see Item 3.) as a condition for the proposed transaction was calculated by the Legal and Lands Department.

The Planning Department has received written concurrence to the above conditions from the Ukrainian Church.


A. L. Parr,
DIRECTOR OF PLANNING

CM:ad
Att.
cc: Municipal Solicitor



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Date
 1978 NOV
 Scale
 1:2400
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Burnaby Planning Department

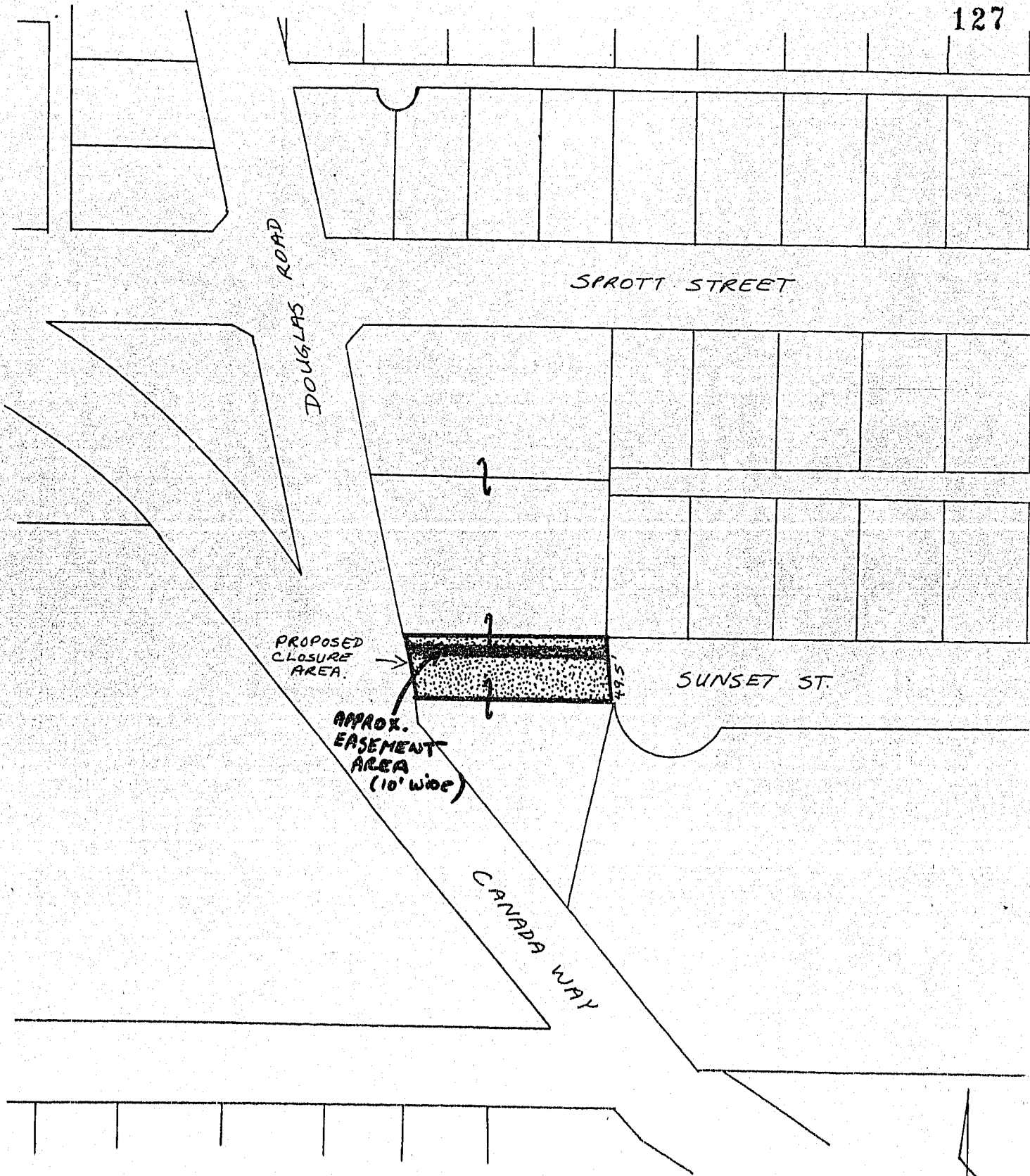
REZONING REFERENCE # 26718

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CLOSURE OF PORTION OF SUNSET STREET
EAST OF DOUGLAS ROAD.

R.C. REF. # 4/79
X. REF. R.2. # 26/78
S.D. # 116/78
D.L. 80

127



PROPOSED ZONING: CD

SCALE: 1" = 100'
1979 FEBRUARY C.M.

SKETCH #2