

RE: REZONING REFERENCE #18/82

LOT 1, W $\frac{1}{2}$ & E $\frac{1}{2}$ LOT 2, LOTS 3, 10, 11 & 12, D.L. 69, PLAN 1321, NWD
3908, 3918, 3928 3940 REGENT STREET AND 3921, 3931, 3941 TRANS
CANADA HIGHWAY

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

* * * * *

PLANNING DEPARTMENT

1982 March 12

TO: MUNICIPAL MANAGER
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: REZONING REFERENCE #18/82
LOT 1, W $\frac{1}{2}$ & E $\frac{1}{2}$ LOT 2, LOTS 3, 10,11,&12, D.L. 69, PLAN 1321, N.W.D.

RECOMMENDATIONS:

1. THAT a rezoning by-law be prepared and advanced to First Reading on 1982 April 05 and to a Public Hearing on 1982 April 20.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) Provision, by the Municipality of the requisite services as described in the attached 1982 January 20 Preliminary Servicing Requirements for Subdivision No. 124/80.
 - b) The consolidation of the net project site into one legal parcel.
 - c) The granting of any necessary easements.
 - d) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

1.0 SHORT PROJECT DESCRIPTION:

The subject lands, which are referenced on the attached Figures 1 & 2, are being rezoned to facilitate the development and sale by Public Tender, of a consolidated parcel for light industrial use.

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2.0 BACKGROUND INFORMATION:

On 1982 January 04 Council received a report concerning the acquisition of certain Provincial lands which are required to provide a consolidated parcel as illustrated on the attached Figure 3. At that time Council authorized the preparation of a rezoning by-law to rezone the subject properties from R5 to M5 and that this by-law be forwarded to a Public Hearing.


3.0 GENERAL DISCUSSION:

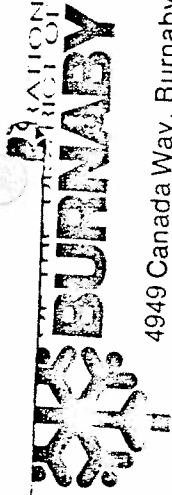
The Planning Department has subsequently received notification from the Ministry of Lands, Parks and Housing that they will be in a position to dispose of their lands for consolidation in the latter part of April.

We have also received the attached Director of Engineering's Preliminary Servicing Estimate and Description of Services. The cost of these services, which has been estimated to be \$65,835.00 will be charged to the Land Assembly and Development Fund.

Therefore, it is now in order to advance the subject rezoning to ensure that it will be finalized prior to the sale of the property by Public Tender.

PB/nb
atts.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



4949 Canada Way, Burnaby, B.C. V5G 1M2
Engineering Department

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Telephone (604) 294-7460

Date DEC 15

Preliminary Estimate of Cost of Services required for Subdivision of Land.

Planning Reference No. 12-1/80

Legal Description 129

Street WAGANETON AVE.

Preliminary Cost Estimates

Roads	\$ 32,500	Approximate value
Lanes	\$	
Sanitary Sewers	\$ 13,000	
Storm Sewers	\$ 12,000	
Waterworks	\$ 11,500	
Others	\$ 4,000	
	<u>\$ 101,000</u>	\$ 4,000

The Corporation of the District of Burnaby does not install services in Subdivisions. The above cost estimates are approximate only and are provided as a guide to the Subdivider so that he may have an approximation of the costs of servicing that he will have to pay to service his property prior to subdividing.

No detailed engineering has been carried out in connection with the preparation of these cost estimates and if the Subdivider intends to proceed with the Subdivision of the property, it will become his responsibility to engage a Consulting Engineer for the preparation of detailed engineering drawings according to the Corporation "Engineering Requirements for Design of Services and Streets in Subdivisions".

In this connection, the Consulting Engineer should make personal contact with the Corporation Design Engineer in the Engineering Department before the preparation of engineering drawings.

All work to be carried out in servicing subdivisions must be in accordance with "Construction Specifications" of the Corporation which may be obtained from the Clerk in the Engineering Department, at a cost of \$10.00. The Corporation charges subdividers a 4% fee to cover the cost of inspecting servicing work in subdivisions. This 4% fee is based on contracted value of the work to be done and must be paid before construction proceeds in the subdivision.

Preliminary sketches of layout for services and easements are tentative only and are subject to revision at the time when final detailed engineering plans are prepared.

REMARKS:

[Signature]
MUNICIPAL ENGINEER

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CONSULTMENT# 1982 03 22

PRELIMINARY SERVICING REQUIREMENTS

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SUBDIVISION REFERENCE NO. 124/80

Updated 82 01 20

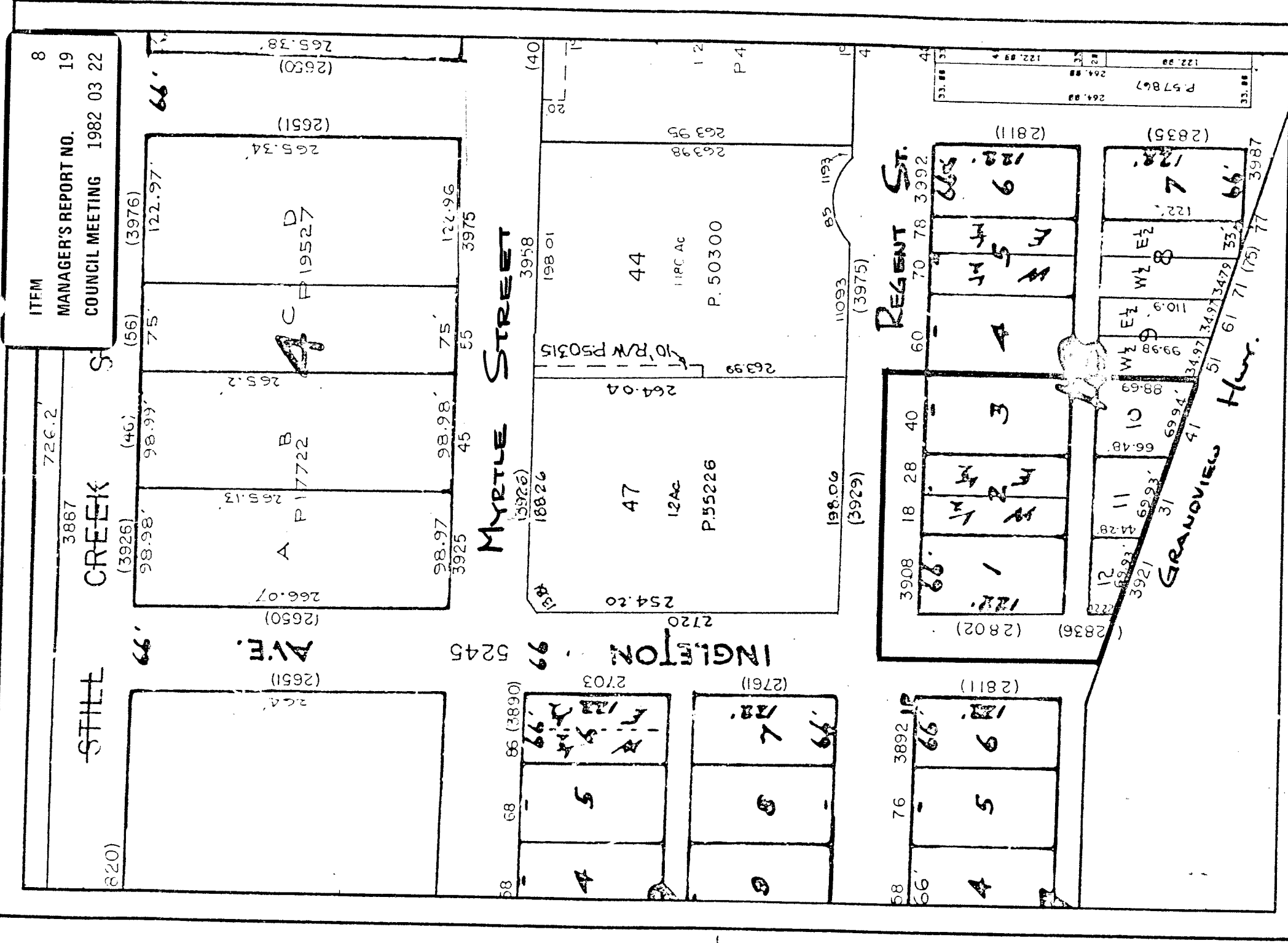
1. Water:
Construct a main on Ingleton Avenue between Regent Street and the lane south, complete with hydrants, connections, and all other necessary appurtenances.
2. Storm & Sanitary:
Construct a storm sewer main on Ingleton Avenue from Regent Street to the lane south, complete with manhole, catch basins, and all other necessary appurtenances. Extend the existing storm and sanitary sewer stubs on Ingleton Avenue at Regent Street approximately 13 metres west to clear the new road construction. Also construct a ditch on the Regent Street right-of-way from the northeast corner of the site approximately 115 metres to the east and install a catch basin into the existing storm sewer main.
3. Street Lighting:
Construct street lighting on Ingleton Avenue abutting the site approximately 2 poles.
4. Road:
Upgrade Ingleton Avenue abutting the site to a standard of 416 feet of pavement with curb and gutter on the west side and a curb sidewalk on the east side complete with boulevard grassing and tree planting on both sides.
5. "As Constructed" Drawings: Are required for all works completed under an approved engineering design.

Note:

The proposed 15 mm ϕ sanitary sewer connection may restrict the final floor elevation because of depth restrictions.

TB/ch

c.c. () Design Engineer
() Estimator

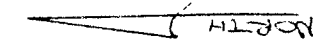
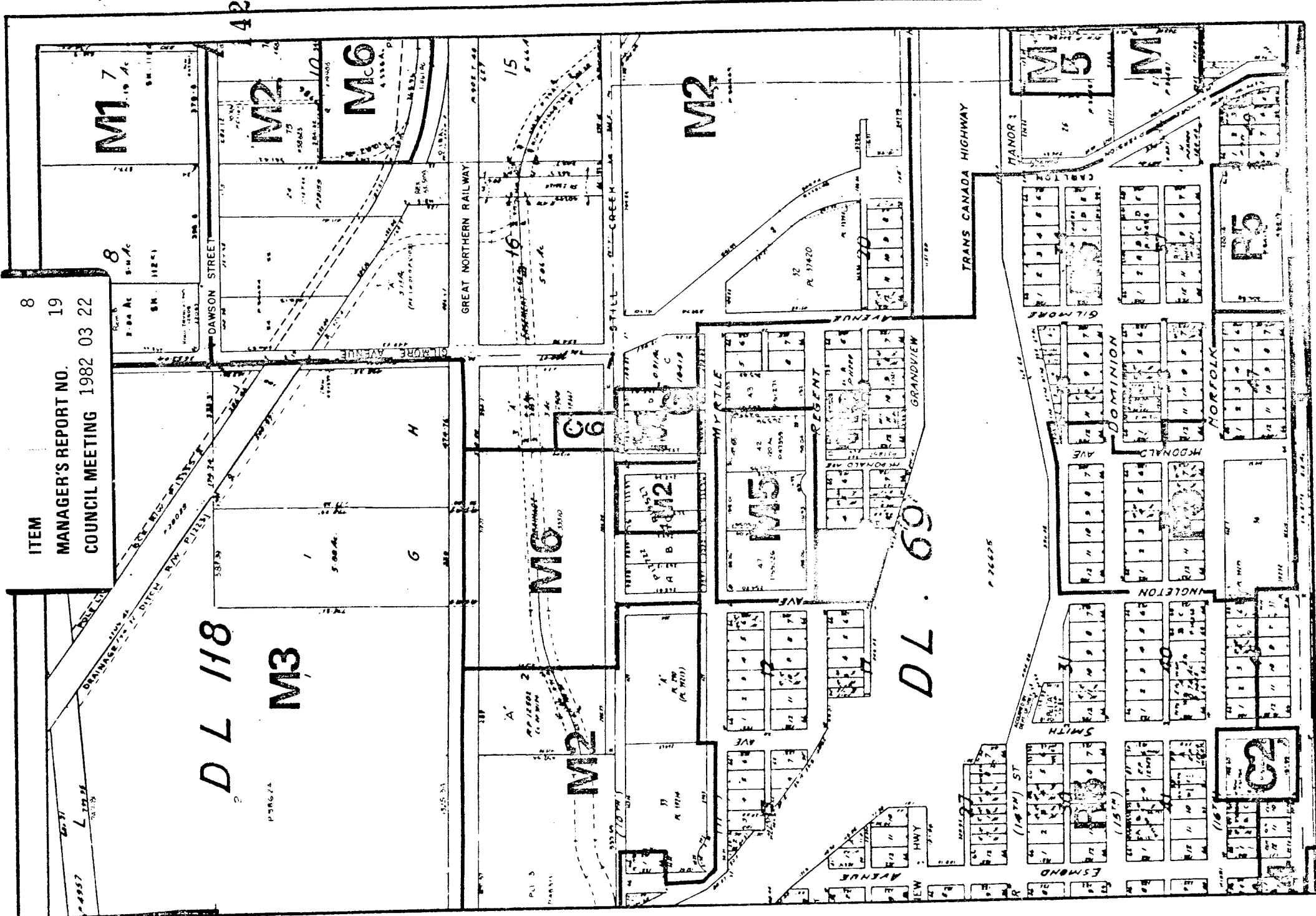


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Date 1982 Mar. 11
Scale 1" = 100'
Drawn By PB

Burnaby Planning Department
R.Z. # 18/82
AREA TO BE REZONED
From R7 TO M5
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FIGURE 1

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Area To Be Rezoned
 From R5 to M5.

FIGURE 2

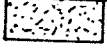


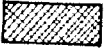
Date	1982 Mar. 11
Scale	1" = 400'
Drawn By	PB

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NORTH

FIGURE 3
 1" = 200' FB
 1982 MAR. 11

R.Z. # 18/82

-  Provincial Lands To Be Acquired & Consolidated.
-  Road & Lane Allowances To Be Closed & Consolidated.
-  Provincial Lands To Be Dedicated For Road.
-  Municipal Lands.

