

ITE
MANAGER'S REPORT NO. 11 37
COUNCIL MEETING 1983 05 24

RE: SALE AND CONSOLIDATION OF A PORTION OF SPRINGER AVENUE
AND ROY STREET ROAD ALLOWANCES
(ITEM 2, REPORT NO. 59, 1982 OCTOBER 25)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1983 May 17
Our File: RC #24/76

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: SALE AND CONSOLIDATION OF A PORTION OF SPRINGER AVENUE AND ROY STREET ROAD ALLOWANCES

RECOMMENDATIONS:

1. THAT Council authorize the Municipal Solicitor to proceed with the registration of the Highway Exchange By-law No. 7919 subject to the following:
 - (a) Receipt of a subdivision plan to be prepared by the applicant consolidating the closed Roy Street road allowance with Lot 35, Plan 29746, D.L. 125, N.W.D. as shown on the attached Figure 3.
 - (b) Payment by the applicant of \$29,098.49 to The Corporation of the District of Burnaby as compensation for the additional lands involved in the subject Highway Exchange.

SUMMARY:

The foregoing recommendations are being advanced to Council as an equitable solution to the closure and sale of the redundant Roy Street and Springer Avenue road allowances. This proposal differs from that which was originally approved by Council in that it no longer involves the closed Springer Avenue road allowance. These lands will be held by the Corporation for future disposition as market conditions dictate.

REPORT

BACKGROUND:

Council, on 1982 January 25, authorized staff to proceed with the implementation of certain items which would result in the sale and consolidation of the subject road allowances as illustrated on the attached Figure 1. On 1982 April 05, Council further authorized the preparation and introduction of a Highway Exchange By-law together with the repeal of Items 3 and 6 from the Burnaby Road Acquisition and Dedication By-law No. 1, 1954 as illustrated on the attached Figure 2.

Re: Sale and Consolidation of a Portion of
Springer Avenue and Roy Street Road
Allowances

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Due to unforeseen circumstances, the parties who had agreed to purchase the redundant road allowances were not able to submit the required compensation at that time. Therefore, Council, on 1982 October 25, received a report on the subject and authorized the Municipal Solicitor to not register the documents pertaining to the sale and consolidation for a period of six (6) months (to 1983 April 25). At that time a further report was to be submitted to Council providing a revised value for the closed road allowances which reflects current market conditions prior to registration of the pertinent documents.

EXISTING SITUATION:

In the course of preparing their development plans, the applicant engaged a Geotechnical Consultant to prepare a report on soil conditions. This report indicated that the development costs would be higher than originally anticipated in the Roy Street lands. Therefore, the Legal and Lands Department advised, on 1983 April 05, that they are prepared to recommend the sale of these lands at \$4.50 per sq.ft. (as opposed to the previous value of \$5.00 per sq.ft.) in recognition of these new facts and making some adjustment for the current market conditions. The value of the Springer Avenue lands and the lands to be dedicated for the Douglas Road widening remain at a value of \$7.00 per sq.ft.

Staff subsequently met with the applicants and were advised that one of the partners had withdrawn from the development consortium and, therefore, they did not have the financial resources to proceed with the initial proposal. An alternative solution was agreed upon, in principle, whereby the Springer Avenue lands would not be included in a revised proposal, but the Highway Exchange involving the Roy Street lands and the lands required for the widening of Douglas Road would be proceeded with as shown on Figure 3. In this situation the Springer Avenue lands would be held by the Corporation for future sale, either to the current applicant for future expansion, or to a third party for independent industrial development.

On 1983 May 10 the applicant submitted a letter agreeing to the revised proposal including the submission of compensation to the Corporation as follows:

value of Roy Street	- - - - - 9639.40 ft. ² x \$4.50 =	\$43,377.30
Less value of Douglas Road dedication	- - - - - 2039.83 ft. ² x \$7.00 =	\$14,278.81
		<hr/>
	equals compensation to Burnaby	\$29,098.49


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

PB/jce
Attach.

cc: Municipal Solicitor
Director Finance

PROPOSED CLOSURE OF SPRINGER AVE. SOUTH OF
DOUGLAS RD & ROAD ALLOWANCE WEST OF SPRINGER AVE.

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R.C. REF. # 24/76
D.L. 125

ZONING: M 2

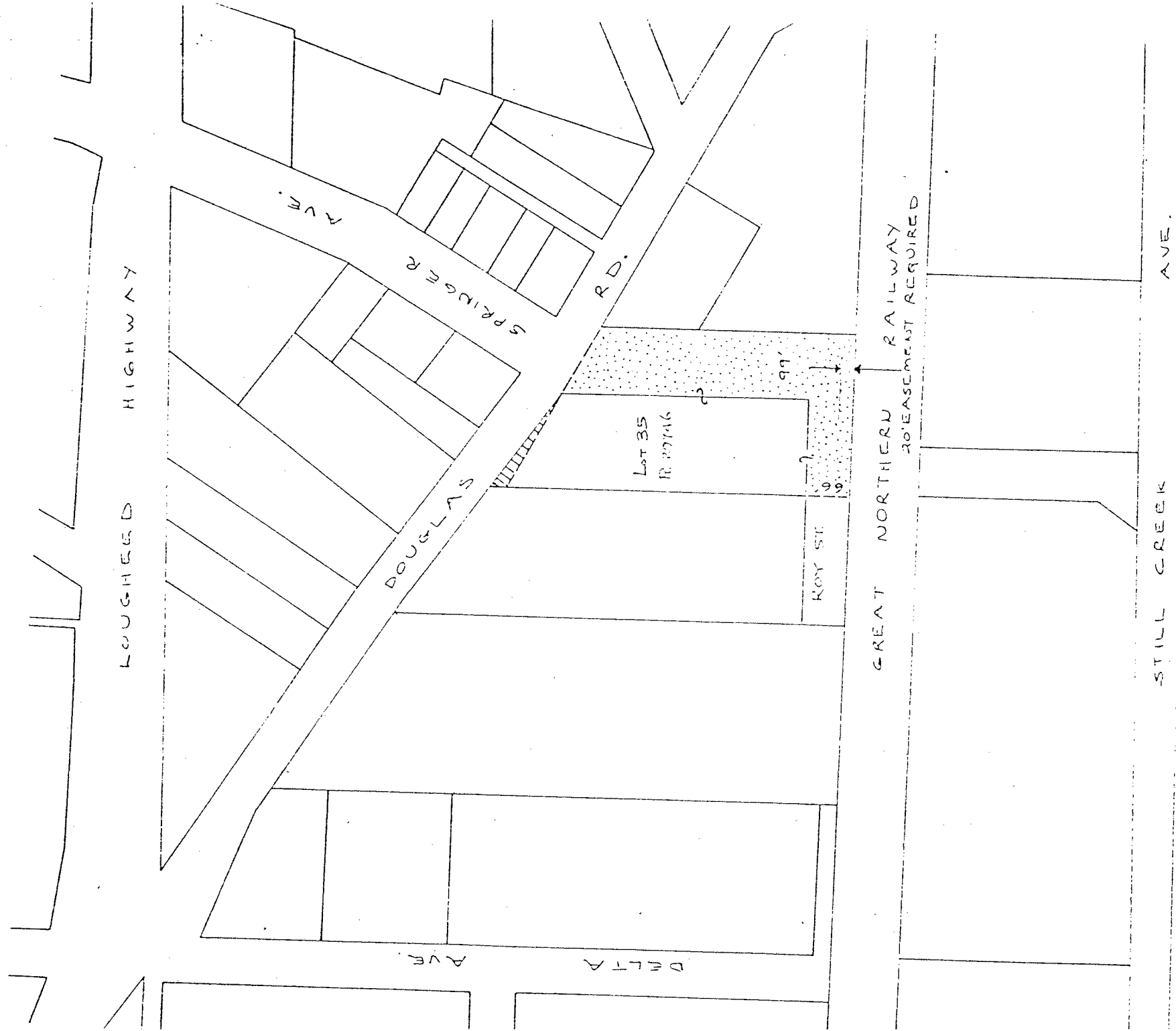


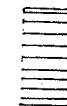
Figure 1

ROAD ALLOWANCE
TO BE CLOSED



53,987 SQ. FT. ±

ROAD TO BE
DEDICATED



1,755 SQ. FT. ±

SCALE: 1" = 200'

DEC. 1976 C.W.

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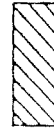
LANDS ACQUIRED BY MUNICIPALITY
 VIA ROAD ACQUISITION BY-LAW.
 TO BE STRUCK FROM BY-LAW 3476,
 THEREBY REMOVING ROAD DESIGNATION.



LANDS TO BE CLOSED VIA HIGHWAY
 EXCHANGE BY-LAW & CONSOLIDATED
 WITH ADJACENT PROPERTY



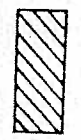
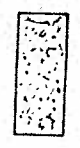
LANDS TO BE DEDICATED AS
 ROAD VIA HIGHWAY EXCHANGE
 BY-LAW.



1" = 200' 713
 1982 MAR. 30

FIGURE 2

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SPRINGER AVE. ROAD ALLOWANCE WHICH HAS BEEN CLOSED AND WHICH WILL BE RETAINED BY MUNICIPALITY FOR FUTURE DISPOSITION.

ROY STREET ROAD ALLOWANCE WHICH IS TO BE CLOSED VIA HIGHWAY EXCHANGE AND CONSOLIDATED WITH LOT 35, PLAN 29746

DOUGLAS ROAD WIDENING WHICH IS TO BE DEDICATED VIA HIGHWAY EXCHANGE.

Figure 3
 1" = 200' PB
 1983 APR. 13
 H 802

