

ITEM 16  
MANAGER'S REPORT NO. 53  
COUNCIL MEETING 85/08/12

RE: PROPOSED CLOSURE OF WEST 10 FT. PORTION OF LANE ALLOWANCE  
NORTH OF LOUGHEED HIGHWAY AND EAST OF PHILLIPS AVENUE  
ROAD CLOSURE REFERENCE NO. 25/80

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Approving Officer be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1985 AUGUST 06  
FROM: APPROVING OFFICER  
RE: PROPOSED CLOSURE OF W.10' PORTION OF LANE ALLOWANCE  
NORTH OF LOUGHEED HIGHWAY AND EAST OF PHILLIPS AVENUE  
ROAD CLOSURE REFERENCE #25/80

RECOMMENDATION:

1. THAT a Road Closing By-law be introduced for the closure of a 10' portion of the lane allowance at the rear of 2948 Phillips Avenue subject to the conditions outlined in this report.

REPORT

1.0 BACKGROUND

As a result of a recent enquiry from the owner of 2948 Phillips Avenue, the Planning and Building Inspection Department reviewed the existing 10' lane allowance north of Loughheed Highway and east of Phillips Avenue (see attached sketch).

On 1981 July 13, Council authorized the preparation and introduction of Road Closing By-law for the East 10' of the lane allowance as shown on the sketch. "Burnaby Road Closing By-law No. 1, 1982", By-law No. 7872 received Final Adoption by Council on 1982 February 01. Payment in the amount of \$5,380.50 was made on 1981 November 09 (\$3.00 per sq. ft.). All items associated with the lane closure, transfer and consolidation were deposited for registration in the Land Title Office on 1982 June 04.

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The remaining 10' portion of lane allowance is redundant for lane use. Reports of the proposed closure were circulated to the various agencies having an interest in the subject lane. The only utility affected by the proposed closure is an existing 200 mm dia. storm sewer which the Municipality will require to be protected by an easement over the full closure area.

2.0 CURRENT SITUATION

When the above reports were received, the Planning and Building Inspection Department sent a letter to the owner of 2948 Phillips Avenue stating that the proposed closure would be contingent upon completion of the following conditions:

- (a) Consolidation of the lane closure area with 2948 Phillips Avenue.
- (b) Payment of compensation to the Municipality in the amount of \$3.00 per square foot for the area being closed (approx. 600 sq. ft. x \$3.00 = \$1,800.00 - final area to be determined by survey plan).

The amount of compensation that has been established was calculated by the Municipal Solicitor. A survey of sales of comparable lots which differ only in size indicates a value differential of approximately \$1,500.00 - \$2,000.00 for lots having an area difference of 500 - 700 square feet. The Municipal Solicitor concluded that the addition of 600 square feet to the subject property may increase its value by \$1,500.00 - \$2,000.00 and applied the value of \$3.00 per square foot accordingly.

- (c) Granting of an easement to the Municipality over the full closure area to protect the existing 200 mm dia. storm sewer.
- (d) Submission of all necessary road closing by-law plans, consolidation plans and right-of-way plans by the applicant.
- (e) Execution of all necessary documents involved with the closure and transfer.
- (f) Payment of all legal and survey costs by the applicant.

The Planning and Building Inspection Department has received the owner's written concurrence with the above conditions.

CMM:ad  
Att.  
cc: Municipal Solicitor  
Director Engineering

  
A. L. Parr,  
APPROVING OFFICER

LEGEND

BEARINGS ARE ASTROMOMIC AND ARE DERIVED FROM PLAN

- OIP DENOTES OLD IRON POST FOUND
- IP DENOTES IRON POST SET

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R/W PLAN - - - -

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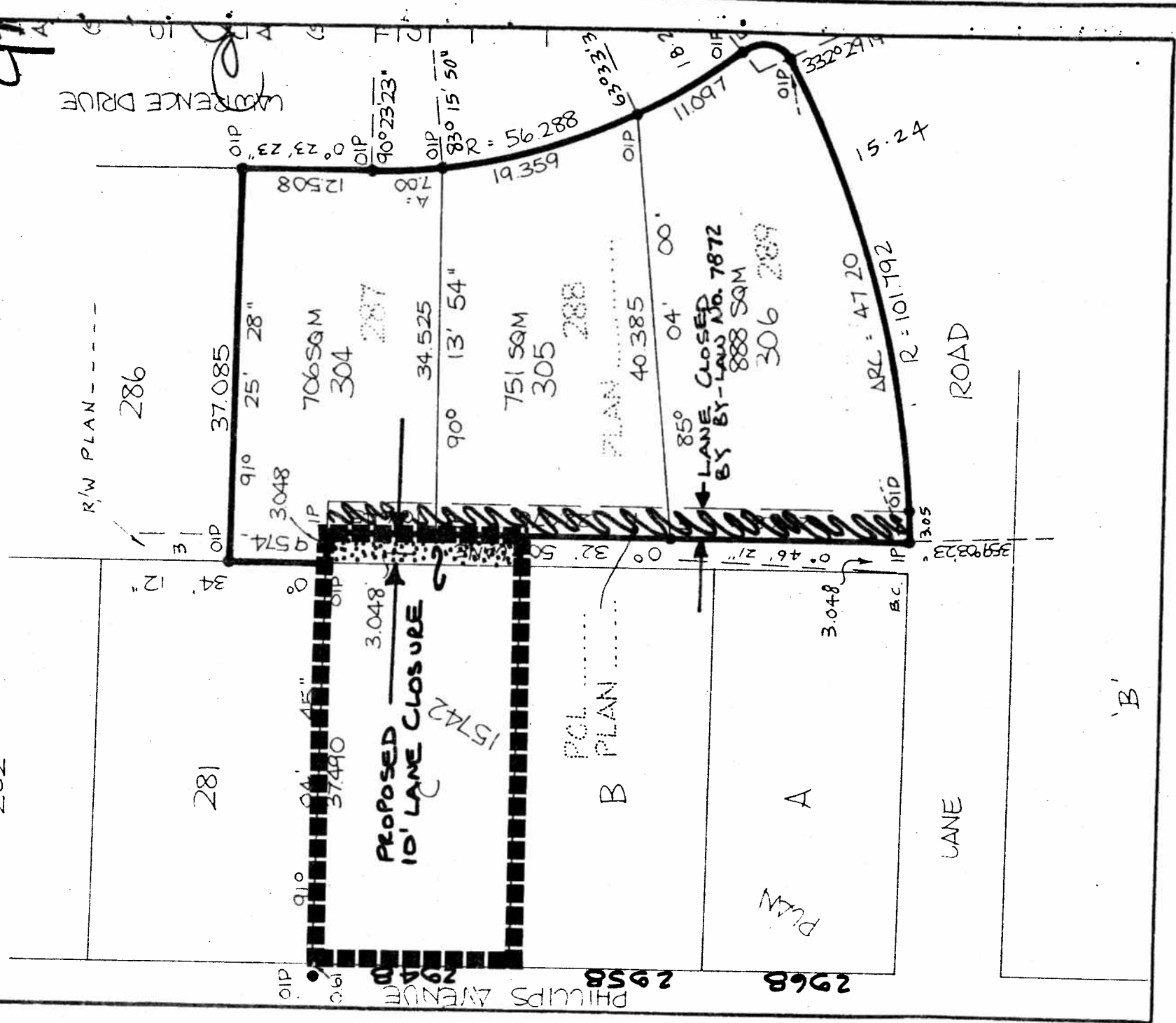
PROPOSED 10' LANE CLOSURE

POL PLAN

PLAN

LANE

ROAD



Date

1984 JUNE

Scale

1:500 M

Drawn By

C.W.



Burnaby Planning Department

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PROPOSED CLOSURE OF W. 10' PORTION OF LANE ALLOWANCE N. OF LOUGHEED HWY. & E. OF PHILLIPS AVE.

R.C. REF. # 25/80 - D.L. 59  
ZONING: RZ

