

RE: PROPOSED SECOND PHASE LAND EXCHANGE - CHEVRON CANADA LIMITEDMUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1985 DECEMBER 11

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 13.250

SUBJECT: PROPOSED SECOND PHASE - LAND EXCHANGE  
CHEVRON CANADA LIMITED

RECOMMENDATIONS:

1. THAT authority be given to introduce a Road Closing Bylaw to close portions of road and lane as more particularly described in this report.
2. THAT Council grant approval to proceed with the proposed Phase II land exchange as described.

REPORT

- 1.0 Appearing on the Agenda for the 1985 December 16 meeting of Council is a report concerning the development of trail links between Second Narrows, McGill and Confederation Parks, involving Chevron Canada Limited's refinery tank farm lands and the associated greenbelt/buffer. In that report, reference is made to the proposed second phase of a land exchange program initiated in 1975. The purpose of this report is to explain the proposal and to obtain Council approval for the necessary steps implementing Phase II of this exchange program.
- 2.0 As outlined in the accompanying report item and its attachments (Item 12, page 134), Chevron Canada is now prepared to enter into the second phase of a land exchange program. This program is designed to yield a simple, rational boundary line between the oil company's refinery tank farm lands and the adjacent residential area, and to facilitate creation of a continuous buffer/ greenbelt incorporating a public trail link for pedestrians and cyclists connecting the public parks in the area.
- 3.0 The current phase of the exchange program is illustrated on the attached sketch; it contemplates the closure of portions of lane (portion of lane north of 4300 block Eton Street), and a portion of North Rosser Avenue (300 block N. Rosser), which lie within the bounds of Chevron's land holdings and north of the designated ultimate boundary of the tank farm lands. In exchange for those redundant road and lane areas, the Municipality will receive title to four (4) Chevron-owned vacant and grassed parcels lying within the designated greenbelt/buffer strip. In keeping with the original concept of the land exchange program, the exchange is intended to be on an area-for-area basis. Any differential in actual areas is to be accumulated and applied to the eventual final stage of the exchange program. In this Phase II exchange, the transaction will result in approximately 1864 m<sup>2</sup> (20,065 sq.ft.) being transferred to Chevron, while approximately 1894 m<sup>2</sup> (20,388 sq.ft.) will be transferred to Burnaby (including a "credit" of 250 m<sup>2</sup> remaining from the Phase I exchange). A net difference of 30 m<sup>2</sup> is to be credited toward the future final phase of the land exchange. All areas are subject to survey.

4.0 It is proposed that the Phase II land exchange be implemented at this time, in accordance with the following requirements:

- (a) Consolidation of the closed portions of road and lane allowance with the contiguous Chevron land holdings;
- (b) Removal of any non-conforming dwellings on the consolidated site;
- (c) The granting of any necessary easements to protect existing services and utilities;
- (d) Payment of any costs necessary to commute Local Improvement Charges for ornamental lighting work done in 1977 under an L.I.P.; and
- (e) Submission of all Road Closing plans, consolidation and right-of-way plans and payment of any legal and transfer costs by Chevron Canada Limited.

Upon approval by Council, staff will work with Chevron Canada Limited to complete this phase.

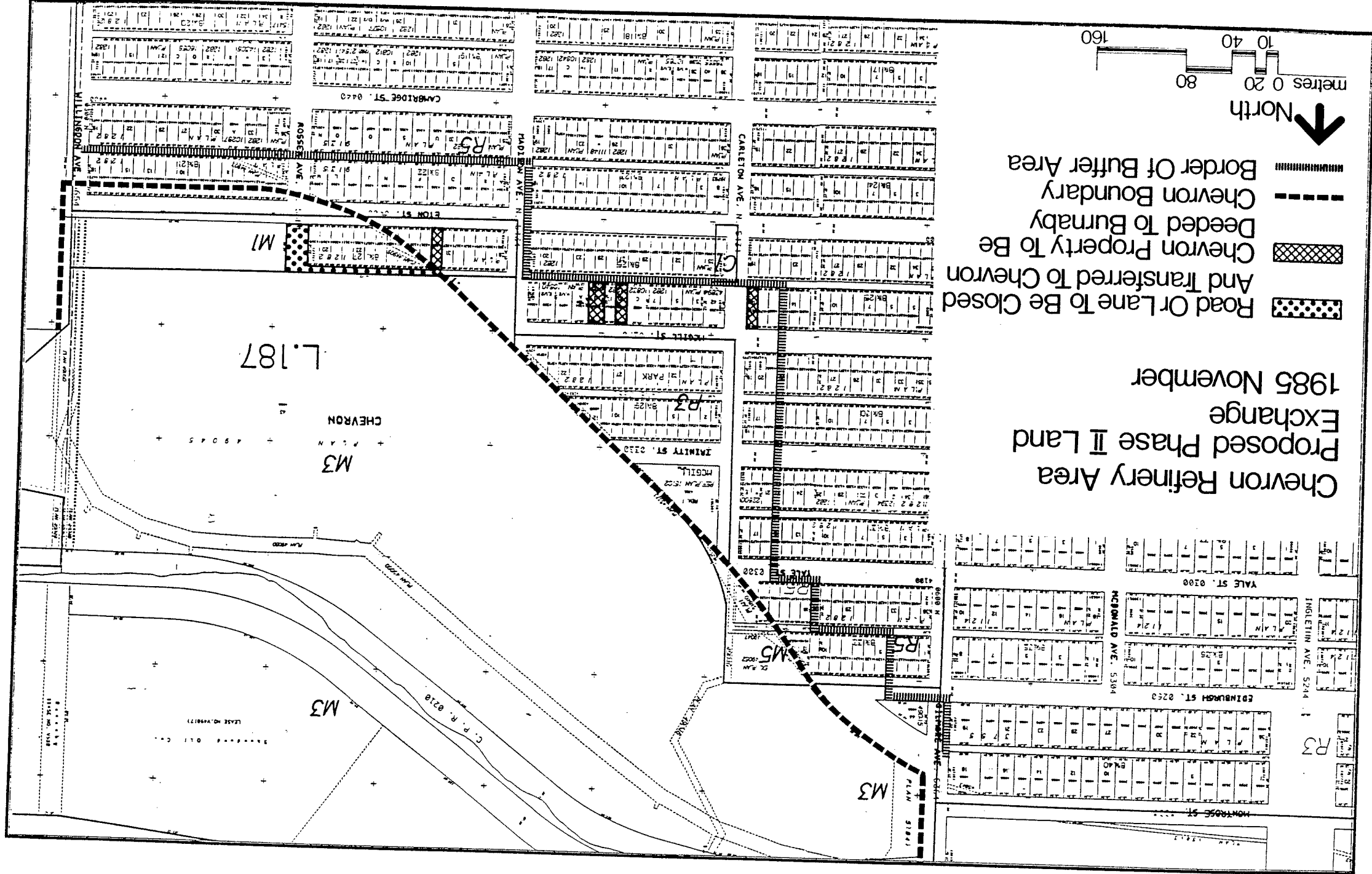


A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

DGS:lf

cc: Director Engineering  
Municipal Solicitor  
Director Recreation & Cultural Services  
Director Finance

ITEM 13  
 MANAGER'S REPORT NO. 78  
 COUNCIL MEETING 85/12/16



Chevron Refinery Area  
 Proposed Phase II Land  
 Exchange  
 1985 November

