

RE: ROAD CLOSURE REFERENCE NO. 1/84
7026 KINGSWAY - BLUE HAVEN MOTEL
LANE CLOSURE AND LEASE AGREEMENT
X-REFERENCE SUBDIVISION NO. 10/84

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 FEBRUARY 12

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: ROAD CLOSURE REFERENCE #1/84
7026 KINGSWAY - BLUE HAVEN MOTEL
LANE CLOSURE & LEASE AGREEMENT
X-REFERENCE SUBDIVISION #10/84

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Road Closing Bylaw for the lane allowance abutting the east property line of 7026 Kingsway, subject to the conditions outlined in this report.
2. THAT Council authorize the Municipal Solicitor to negotiate a lease of an approximate 3,029 square foot parcel back to the owner of 7026 Kingsway on the understanding that a further report will be brought forward when negotiations are complete.

REPORT

1.0 BACKGROUND:

An unused lane right-of-way is located just to the east of 7026 Kingsway between the Blue Haven Motel at that address and the two new developments to the east (see attached sketch 1). At the time of consolidation of the southerly of these two development sites (R.Z. #24/79) one-half of the subject lane adjacent to the site was incorporated into it, through a Road Exchange Bylaw involving the dedication of required road right-of-way for Beresford Street. Similarly it had originally been proposed that one-half of the subject lane adjacent to the northerly of the two sites (R.Z. #92/81) would be sold for inclusion in that site. The applicant for that rezoning, however, subsequently indicated that he did not need this land area. The owner of the Blue Haven Motel property on the other side of this lane was therefore contacted in accordance with a suggestion from Council, and agreed to an exchange of the entire redundant lane area to the east of his property, for a strip of land of equal area across the south of his property which is required for the future construction of Beresford Street (as indicated on Sketch 1). This exchange was not pursued following these discussions which took place in 1980 to 1981.

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However, in early 1984 discussions again resumed between Planning & Building Inspection Department and Mr. Norman W. Fry, owner of the Blue Haven Motel in order to expedite the lane closure and subsequent exchange for an equal portion of land to the rear of his property for the future widening of Beresford Street.

It should be noted at this time that the Blue Haven Motel site presently includes lands which will be required for the widening of Beresford Street, Kingsway, and the planned Greenford Avenue cul-de-sac, as shown on Sketch 2 of the Kingsway/Edmonds Area Plan (attached). In principle, these widenings are to be acquired at the time the motel site is rezoned for comprehensive commercial/residential mixed use development in accordance with the adopted Plan, at which time the subject lane as well as a redundant portion of Greenford Avenue will also be consolidated into this site. The lane closure/land exchange which is being proposed advances a portion of these land transactions at this time.

2.0 CURRENT SITUATION:

Planning & Building Inspection Department have circulated the proposal to various departments and outside agencies, including the abutting owners to determine if there were any objections to the lane closure.

As a result of the above responses, the following conditions governing the closure were forwarded to Mr. Fry:

- 2.1 Consolidation of the redundant lane allowance with the property at 7026 Kingsway.
- 2.2 An equal amount of land to that included in the lane allowance to be subdivided from the southerly portion of the subject site, transferred to the Municipality and subsequently leased back to the owner on the basis of agreed-upon terms and upon Council's endorsement of same.
- 2.3 Submission of the necessary road closing and subdivision plans.

Mr. Fry has provided written concurrence with the above conditions.

It is anticipated that a mutually agreeable lease agreement can be achieved, and a further report will be presented for Council's consideration once negotiations have been concluded.

3.0 SUMMARY:

The Planning & Building Inspection Department supports closure of the lane allowance at this time since it will enable "cleaning up" of this redundant, unkept piece of land, while ensuring a portion of Beresford Street will be retained for its widening, in conjunction with future redevelopment opportunities.



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

CM/nb
att.

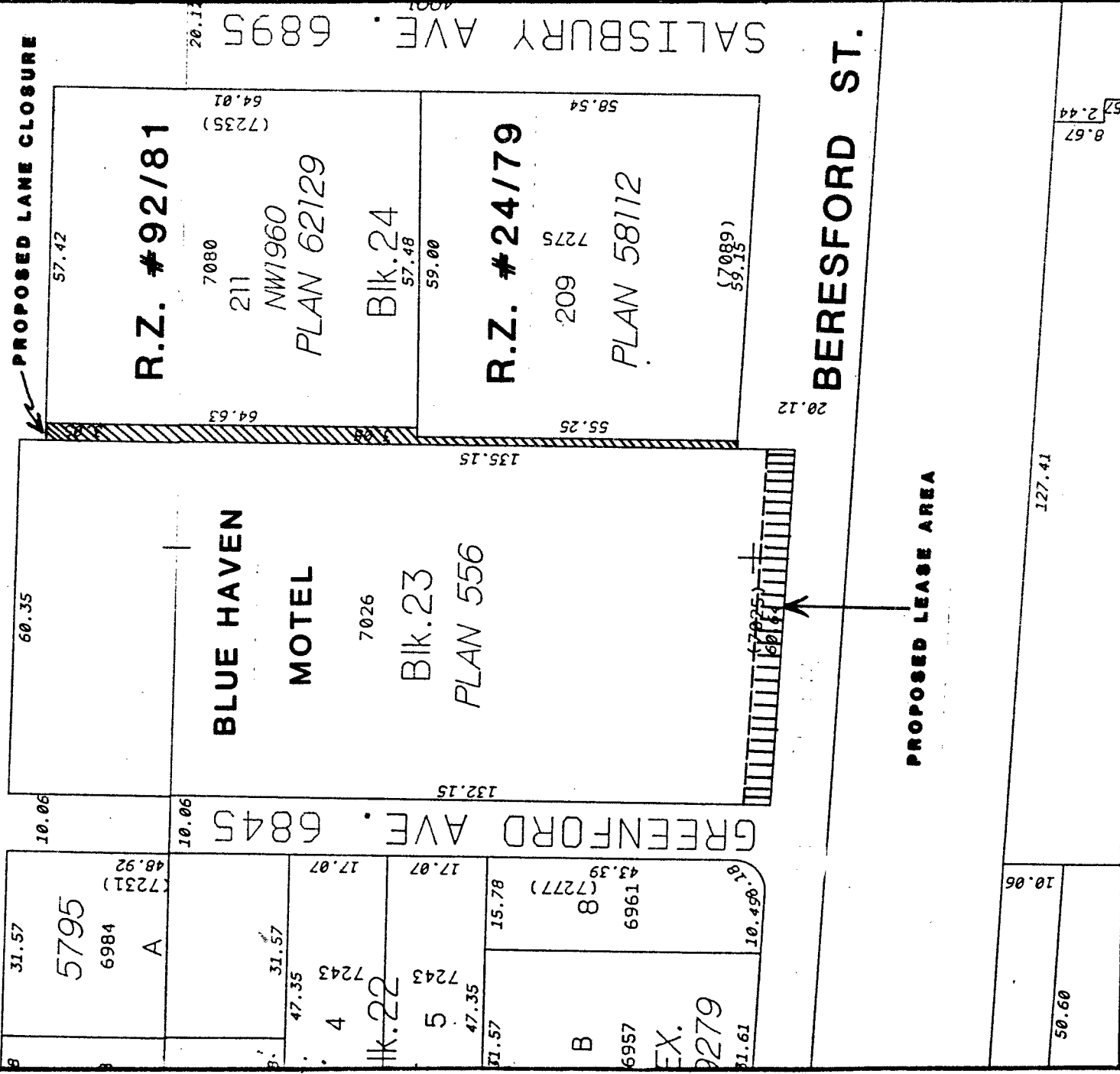
cc: Municipal Solicitor

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PLAN 34369
 77.60

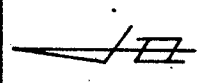
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40.25	40.25	40.25	40.25	40.25	40.25	40.25	40.25	40.25	40.25	40.25	40.25	40.25	40.25

KINGSWAY



Date
 1986 FEBRUARY
 Scale
 1:1000

Burnaby Planning Department
 ROAD CLOSURE REF. #1/84



Drawn By
 7026 KINGSWAY
 SKETCH #1
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KINGSWAY/EDMONDS AREA PLAN
 (APARTMENT STUDY AREAS 'O' & 'P' AND COMMUNITY PLAN SIX)

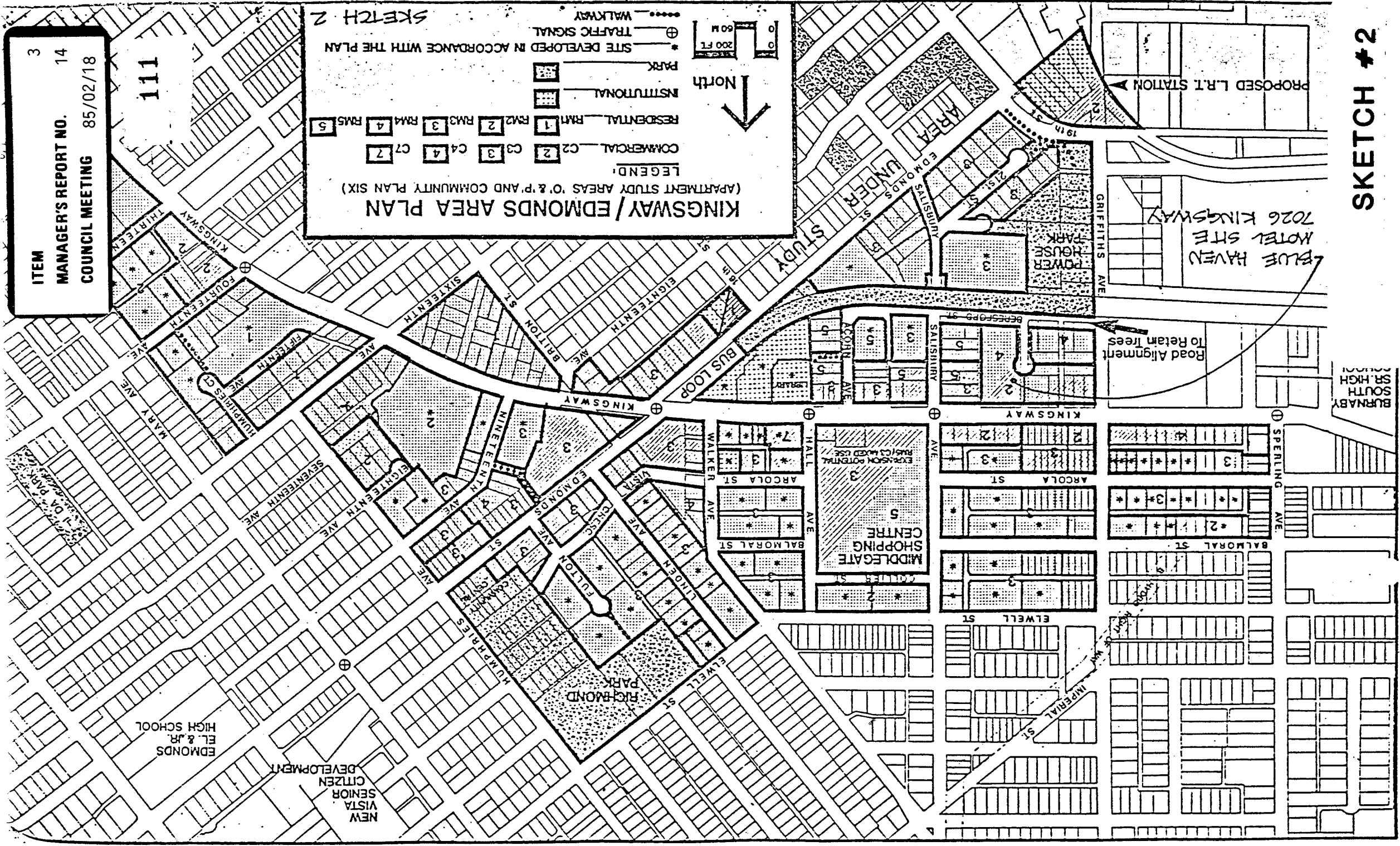
LEGEND:

COMMERCIAL	C2	C3	C4	C7
RESIDENTIAL	RM1	RM2	RM3	RM4
INSTITUTIONAL				
PARK				
SITE DEVELOPED IN ACCORDANCE WITH THE PLAN				
TRAFFIC SIGNAL				
WALKWAY				

North

60M
200 FT

SKETCH 2



BURNABY SOUTH SR HIGH

Road Alignment To Retain Trees

BLUE HAVEN HOTEL SITE
 7026 KINGSWAY

GRIFFITHS AVE

PROPOSED L.R.T. STATION

SKETCH #2

ADOPTED BY COUNCIL 1985/02/18