

ITEM 12  
MANAGER'S REPORT NO. 68  
COUNCIL MEETING 85/10/28

RE: SUBDIVISION REFERENCE NO. 50/85  
LOTS F & G, DL 138, PLAN 1222 AND PORTIONS OF BELMONT AVENUE  
BETWEEN CURTIS AND AUBREY STREETS  
1. ROAD CLOSURE  
2. LAND ACQUISITION

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1985 OCTOBER 16  
FROM: APPROVING OFFICER  
RE: SUBDIVISION REFERENCE #50/85  
LOTS F & G, D.L. 138, PLAN 1222 AND PORTIONS OF  
BELMONT AVENUE BETWEEN CURTIS AND AUBREY STREETS  
1. ROAD CLOSURE  
2. LAND ACQUISITION

RECOMMENDATIONS:

1. THAT a Road Closing By-law be introduced for the closure of the westerly 33 feet of Belmont Avenue between Curtis and Aubrey Streets subject to the conditions outlined in Section 2.0 of this report.
2. THAT Council authorize the sale of portions of the 66 foot Belmont Avenue allowance subject to the conditions outlined in Section 2.0 of this report.
3. THAT Council authorize the acquisition of a portion of the subject site subject to the conditions outlined in Section 4.0 of this report.

REPORT

1.0 BACKGROUND - ROAD CLOSURE:

As a result of a subdivision application from the developer of the subject properties, the Planning and Building Inspection Department reviewed the remaining 33 foot Belmont Avenue road allowance within the site (see attached Sketch #1). The easterly 33 feet was previously closed by "Burnaby Road Closing By-law No. 4, 1982", Bylaw No. 7969 on 1982 November 08 and title vested in the name of the Municipality. The allowance is undeveloped and is redundant for road purposes. It is intended that portions of the allowance, 66 ft. in width, be sold to the developer and consolidated within the site for residential subdivision purposes (portions within proposed Lots 3, 4, 9, 10, 11, and 13 as shown).

172

Reports of the closure were circulated to the various agencies having an interest in the subject road closure. The only utility affected by the closure is an existing water pumping station that will become redundant upon completion of the servicing of the subject subdivision and the subdivision to the west (Subdivision Reference #13/85) (it is our understanding that the developers of both subdivisions are working together to complete the servicing and survey work).

## 2.0 CURRENT SITUATION - ROAD CLOSURE:

When all reports were received, the Planning and Building Inspection Department sent a letter to the developer stating that the proposed closure of the westerly 33 feet and the sale of portions of the 66 feet of Belmont Avenue would be contingent upon completion of the following conditions:

1. Consolidation of these 66 foot portions within the subject site (only those portions within proposed Lots 3, 4, 9, 10, 11 and 13).
2. Payment of compensation to the Municipality in the amount of \$3.85 per square foot for these 66 foot portions (an estimated total of \$104,181.00 for approximately 27,060 square feet). The final square footage of the areas is to be determined by legal survey.  
  
The amount of compensation that has been established as a condition of the transaction was calculated by the Legal Department.
3. Submission of all necessary road closing by-law plans and consolidation plans.
4. Execution of all necessary documents involved with the closure and transfer.
5. Payment of all legal and survey costs by the developer.

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

## 3.0 BACKGROUND - LAND ACQUISITION:

During our review of the above referenced subdivision application, several factors influenced the final subdivision layout that could be achieved for the site.

The approximate location of the future Hastings/Gagliardi Connector is shown on the attached Sketch #2. The design of the alignment has not been formalized and the exact location of the future primary arterial roadway is unknown. When this connection is completed, Curtis Street will be cul-de-saced and through traffic will be discontinued at this location. Furthermore, an adequate separation between the residential area to the south and the primary arterial should be maintained, in terms of both noise and visual separation.

For these reasons, the location of the future cul-de-sac has been kept as far to the west as possible, an adequate separation will be maintained between the proposed residential development and the future primary arterial and additional land south of the present Curtis Street alignment will be available for possible future road purposes (i.e. alignment, cut and/or fill slope,

buffer, etc.). As can be noted, part of this additional land will be comprised of a 66 foot portion of Belmont Avenue to be retained under municipal ownership, as well as a portion of the subject site. It is intended that the portion of the subject site be acquired by the Municipality to protect our future operations with respect to the Hastings/Gaglardi Connector as outlined above.

4.0 CURRENT SITUATION - LAND ACQUISITION:

Accordingly, the following conditions of the proposed acquisition have been agreed upon in writing by the developer:

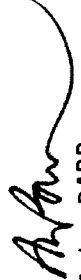
1. Payment of compensation to the developer in the amount of \$3.85 per square foot for the area being acquired (an estimated total of \$64,314.25 for approximately 16,705 square feet). The final square footage of the area is to be determined by legal survey.

The amount of compensation that has been established as a condition of the transaction was calculated by the Legal Department.

It is proposed that the acquisition be handled through an area for area land exchange involving those 66 foot portions of Belmont Avenue to be sold as outlined in Section 2.0 of this report. This will result in an approximate net amount of \$39,866.75 that will be paid to the Municipality for the land exchange.

2. Execution of all necessary documents involved with the transfer.
3. Payment of all legal and survey costs by the developer.

CMM:ad  
Atts.  
cc: Municipal Solicitor  
Director Engineering

  
A.L. PARR,  
APPROVING OFFICER

D.L. 138  
 LOTS F & G  
 PLAN 1222  
 BELMONT AVE.

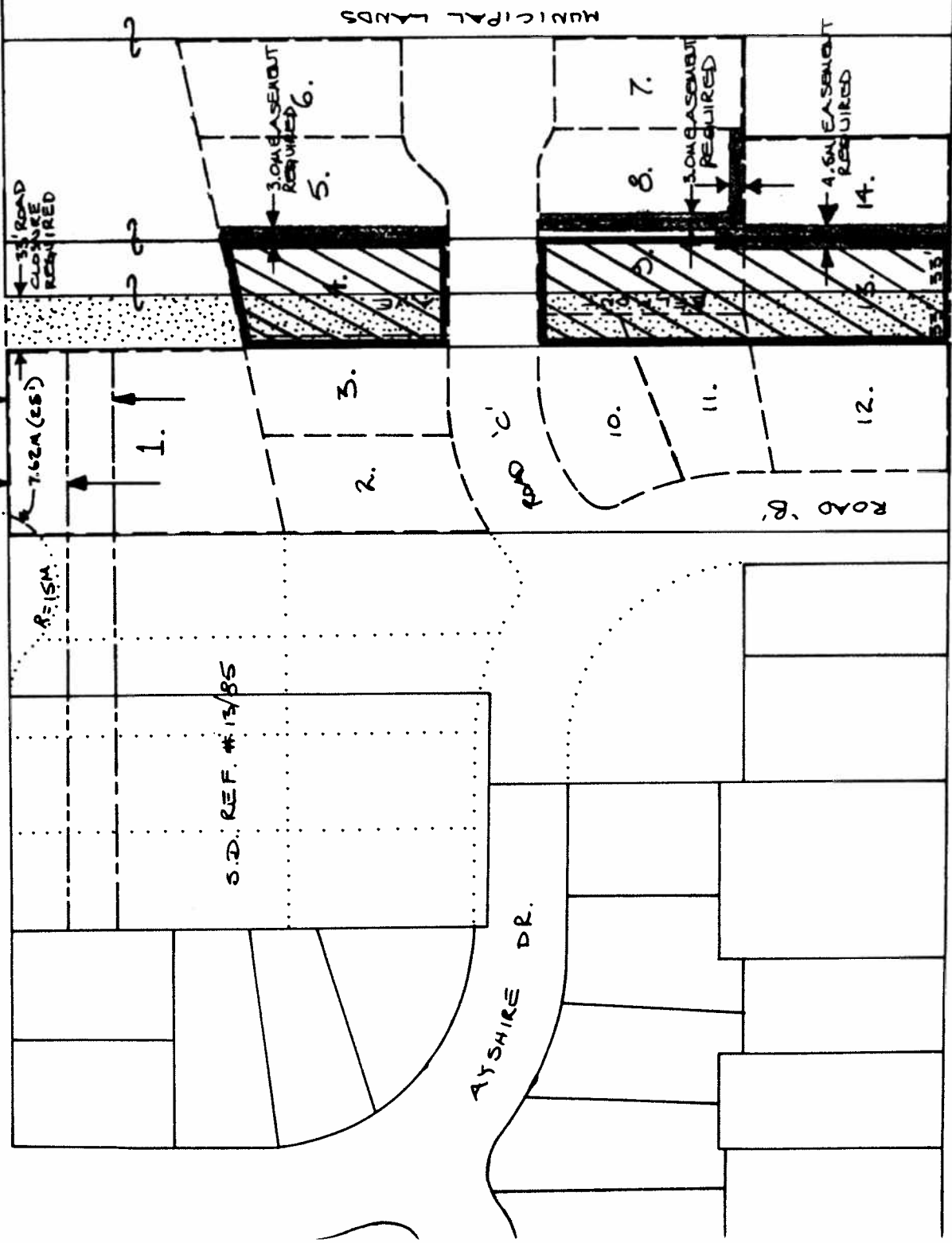
S.D. REF. # 50/85  
 XREF. R.C. REF. # 6/85

ZONING: RZ

ITEM	12
MANAGER'S REPORT NO.	68
COUNCIL MEETING	85/10/28

174

CURTIS ST. ROAD 'A'



AUBREY ST. ROAD 'D'

SKETCH # 1

ROAD CLOSURE AREA (33' WIDTH)

PROPOSED LAND SALE (66' WIDTH)

SCALE: 1"=100'  
 1985 OCT. C.M.M.

D.L. 138  
LOTS F & G  
PLANS 1222  
BENMONT AVE.

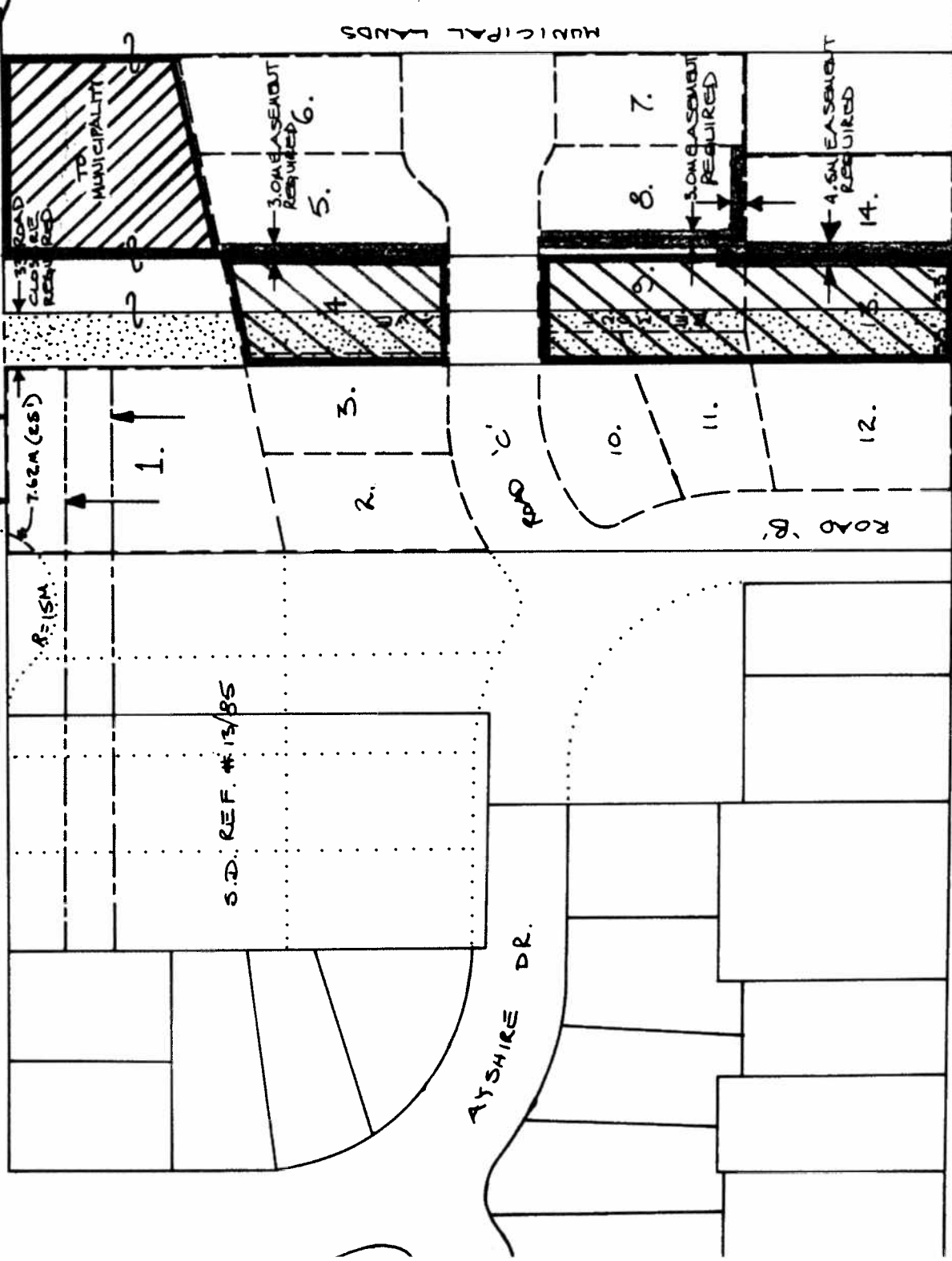
S.D. REF. # 50/85  
X REF. R.C. REF. # 6/85

ZONING: R2


ITEM 12  
MANAGER'S REPORT NO. 68  
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HASTINGS  
GLARDI CONJECTOR  
APPROX. LOCATION

CURTIS ST. ROAD 'A'



SKETCH #2

 PROPOSED LAND ACQUISITION (APPROX. 16,705 SQ. FT.)

 PROPOSED LAND SALE (APPROX. 27,060 SQ. FT.)

175

SCALE: 1"=100'  
1985 OCT. C.M.M.

