

ITEM	18
MANAGER'S REPORT NO.	68
COUNCIL MEETING	86/11/17

RE: REZONING REFERENCE NO. 95/85 - "STATION SQUARE"
ROAD EXCHANGE BY-LAW
(Item 17, Suppl. Report No. 42, 1986 July 07)
(Item 11, Report No. 41, 1986 June 23)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 NOVEMBER 10

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: RZ 95/85
X.Ref. R.C.#13/86

SUBJECT: REZONING REFERENCE #95/85 - "STATION SQUARE"
ROAD EXCHANGE BYLAW

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RECOMMENDATION:

1. THAT authorization be given for the Director Finance to give notice to vacate to the occupants of the Municipal properties at 6120 and 6280 McKay Avenue and 6279 and 6219 Silver Avenue.

R E P O R T

Appearing on the Council Agenda for First, Second and Consideration and Third Readings is a Road Exchange Bylaw involving properties and road allowances for the "Station Square" project.

The following points are outlined in further clarification of the proposed Road Exchange Bylaw and operational steps to complete the transaction.

- 1.0 The previous rezoning report (Supplementary Item 17, Manager's Report No. 42, Council Meeting of 1986 07 07) had indicated that it may be possible for the developer to provide strict legal public access guarantees for Kingsborough Street east of Silver Avenue equivalent to dedication. Therefore, an easement guaranteeing the right of public access including the right to construct public roadworks and services will be required east of Silver Avenue along the Kingsborough Street alignment, as shown on the attached Sketch #1. However, the initial roadworks and ramps within the easement area are to be jointly provided by Station Square Developments Inc. and Cambridge Leaseholds Ltd. to municipal standards, with the operational and maintenance responsibility for these initial works to be those of the private developers.
- 2.0 In order to create the consolidated site and finalize the zoning, four municipally-owned properties which are located within the development site will have to be incorporated within the site. The properties encompass (see attached Sketch #2) the greater part of lots at 6120 McKay Avenue (Lot 12, Plan 1109), 6280 McKay Avenue (Lot 1, Plan 6411), and 6279 Silver Avenue (Lot 3, Plan 6411); and the entire lot at 6219 Silver Avenue (Lot 34, Plan 1109). Council had previously agreed that these lands which have an area of approximately 18,290 sq.ft. will be made available on condition that the developer dedicate the right-of-way between Kingsway and Grange, and the connection to Hazel as shown on Sketch #1.

The subject Road Exchange Bylaw will achieve these required dedications.

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However, in order to achieve the required transfers of title, consolidation of the overall development site, dedication of required rights-of-way and demolition of the existing structures, it would be appropriate that the existing tenants in buildings on the four Municipally-owned properties immediately be given notice to vacate by the Director Finance. Therefore, Council authorization is requested to permit the Director Finance to give the requisite notice to vacate the properties at 6120 and 6280 McKay Avenue and 6279 and 6219 Silver Avenue.

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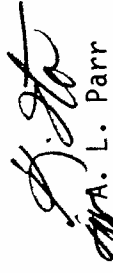
- 3.0 The closure of portions of Silver Avenue will require the relocation of existing services within the closed portion of Silver Avenue or their protection by easement to the approval of the Director Engineering.
- 4.0 For convenience, the Road Exchange Bylaw includes the dedication of rights-of-way of property owned by the Municipality and accommodating the already constructed portion of Central Boulevard at the southern extremity of the site. For operational convenience, the McKay Avenue widening dedications are also indicated on the Road Exchange Bylaw Plan.
- 5.0 Further, four (4) ft. wide service easements will also be provided on the east side of McKay Avenue and along both sides of the dedicated Kingsborough Street right-of-way.
- 6.0 The full widening dedications for Kingsway will be indicated on the consolidation survey plan.
- 7.0 The completion of the Road Exchange Bylaw will be subject to the simultaneous registration of the required consolidation survey plan.



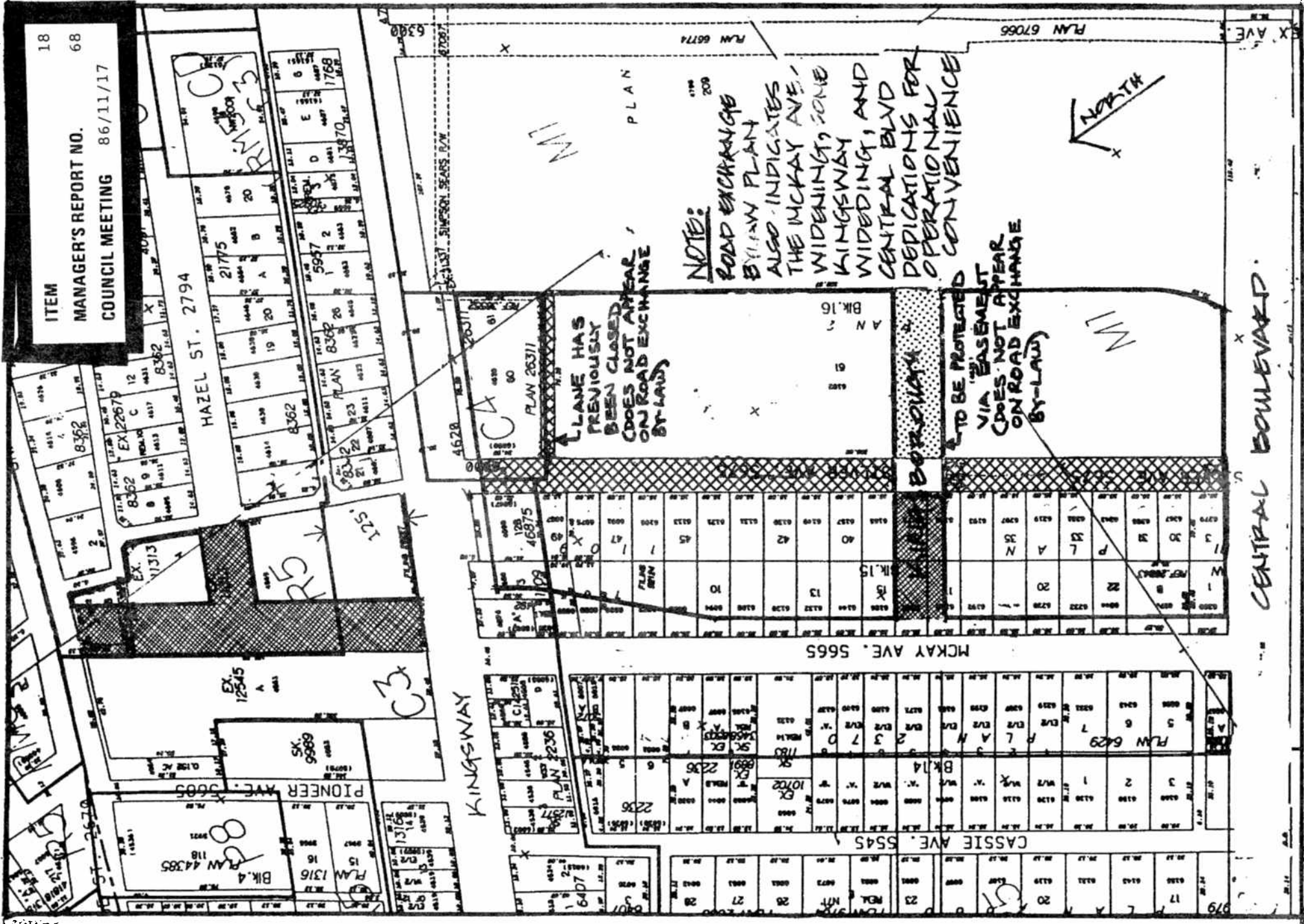
CMM:KI:Tf

Attachments

cc: Municipal Solicitor
Director Finance


A. L. Parr
Director Planning &
Building Inspection

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Date 1906 JULY

Scale NTS

Drawn By

P2# 95/05

Burnaby Planning Department

PROPOSED HIGHWAY EXCHANGE

SKETCH #1

CLOSED R/W TO BE TRANSFERRED TO APPLICANT (APPROX. 57,500 SQ. FT.)
 R/W TO BE DEDICATED BY APPLICANT (APPROX. 60,000 SQ. FT.)
 DEDICATION OR EQUIVALENT BY APPLICANT (APPROX. 18,000 SQ. FT.)

TOTAL DEDICATIONS BY APPROX. 78,000 SQ. FT.

