

ITEM 8
MANAGER'S REPORT NO. 75
COUNCIL MEETING 87/11/30

RE: PROPOSED CLOSURE OF PORTION OF PLUMPER DRIVE NORTH OF PHILLIPS PLACE
ROAD CLOSING REFERENCE NO. 4/87

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: Municipal Manager DATE: 1987 November 24
FROM: Approving Officer OUR FILE: R.C. #4/87
SUBJECT: Proposed Closure of a Portion of
 Plumper Drive North of Phillips Place
 Road Closing Reference #4/87

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RECOMMENDATION:

1. THAT a Road Closing By-Law be introduced for the closure of a portion of the Plumper Drive road allowance north of Phillips Place subject to the conditions outlined in this report.

R E P O R T

1.0 BACKGROUND

This department has received an enquiry from the owner of 2421 Phillips Place concerning his proposed acquisition of a portion of an adjacent undeveloped road allowance.

The subject area as shown on the attached Figure 1 is part of the Plumper Drive road alignment not required for its eventual development. Our review of the proposal to close a small portion of this redundant road allowance for sale and consolidation with 2421 Phillips Place has confirmed the need to retain a portion for park/trail purposes. Both the Burnaby Trail Study (adopted in 1980 January) and the Burnaby Trail Inventory and Development Program (received by Council for information purposes on 1986 October 20, excerpt attached as Figure 2) propose the development of a trail that involves a portion of this unopened road allowance.

As shown on Figure 3 attached it is proposed to close all of the redundant road allowance and make a portion available for sale and consolidation with 2421 Phillips Place. The remainder is to be held in the name of the Corporation of the District of Burnaby to be used for eventual park/trail purposes. This portion of the road allowance together with the area between the fence and property lines of the golf course will form the park/trail connection in this area.

Reports of the proposed closure have been circulated to the various agencies having an interest in this road allowance. The Director Engineering reports that this portion of road allowance contains a 750mm municipal storm sewer which will require protection by an easement.

2.0 CURRENT SITUATION

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When all the above reports were received, the Planning and Building Inspection Department sent a letter to the owner of 2421 Phillips Place stating that subject to Council approval, the proposed closure would be contingent upon completion of the following conditions:

1. Consolidation of a portion of the proposed closed road allowance area with 2421 Phillips Place. The remainder to remain as a parcel in the name of the Corporation of the District of Burnaby.
2. Granting of an easement to The Corporation of the District of Burnaby over a portion of the allowance subsequent to consolidation to protect the existing storm sewer located in this area. The Corporation will prepare the agreement covering this easement when we are in receipt of the required right-of-way plans.
3. Payment of compensation to the Corporation in the amount of \$2.00 per square foot for the area being closed and consolidated with 2421 Phillips Place (an estimated total of \$3,900.00 for approximately 1,950 square feet). The final square footage of the area is to be determined at the time the surveyor prepares the road closing by-law plan.

The amount of compensation that has been established as a condition of the proposed transaction was calculated by the Legal Department.
4. Submission of all necessary road closing by-law, consolidation and right-of-way plans.
5. Execution of all necessary documents involved with the closure and consolidation plans.
6. Payment of all legal and survey costs by the applicant.

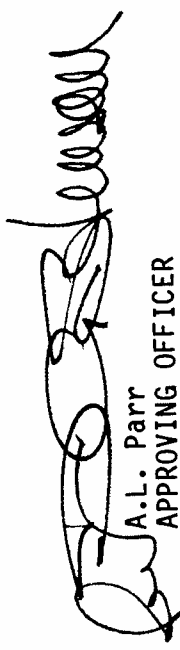
The Planning and Building Inspection Department has received the owner's written concurrence with the above conditions.

The Parks and Recreation Department concurs with the recommendation of this report.

SAM/pja

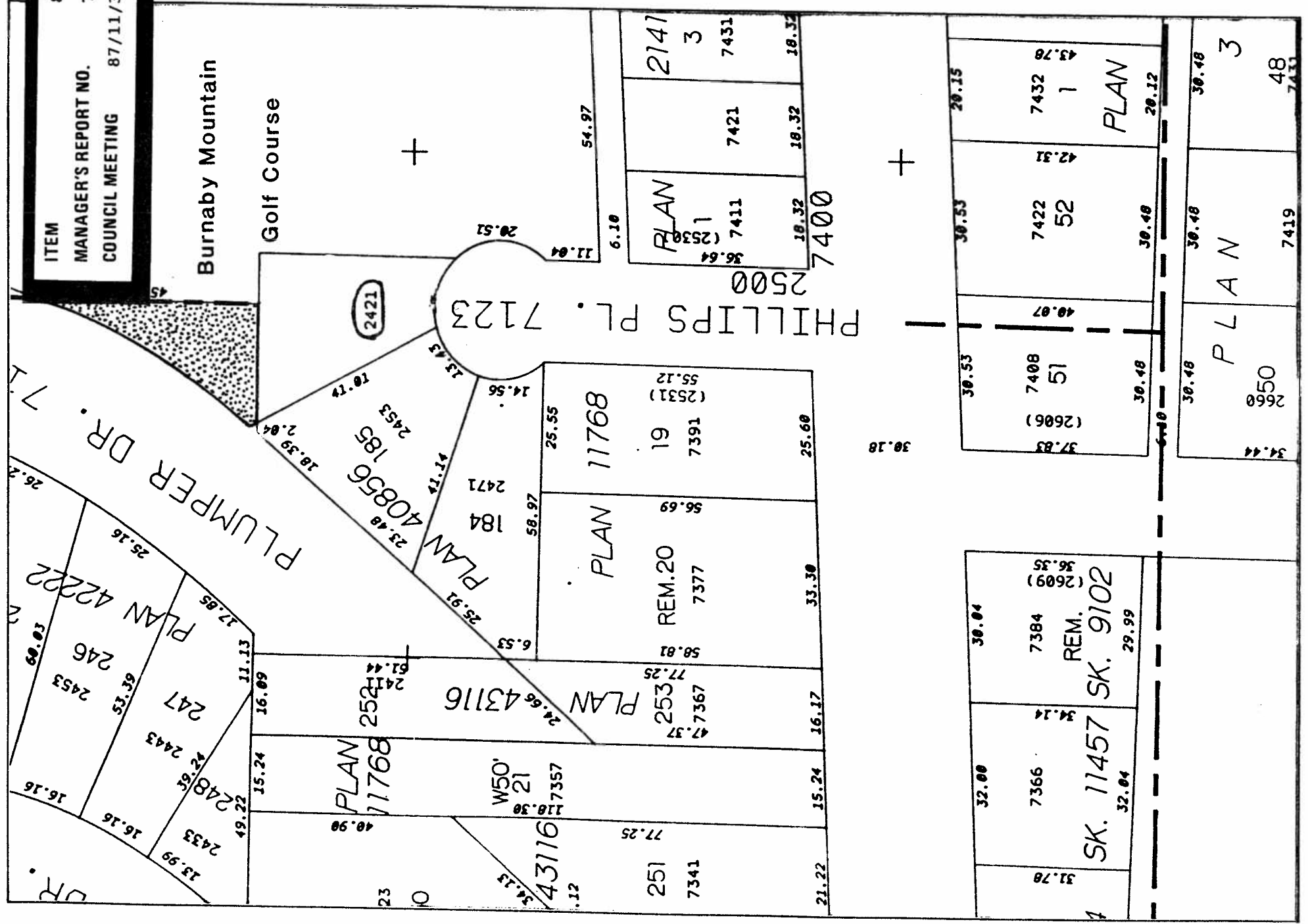
Attachment

c.c.: Municipal Solicitor
Director Engineering
Director Finance
Director Recreation & Cultural Services



A.L. Parr
APPROVING OFFICER

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Date: 1987 November

Scale: 1:1000

Drawn By: sam

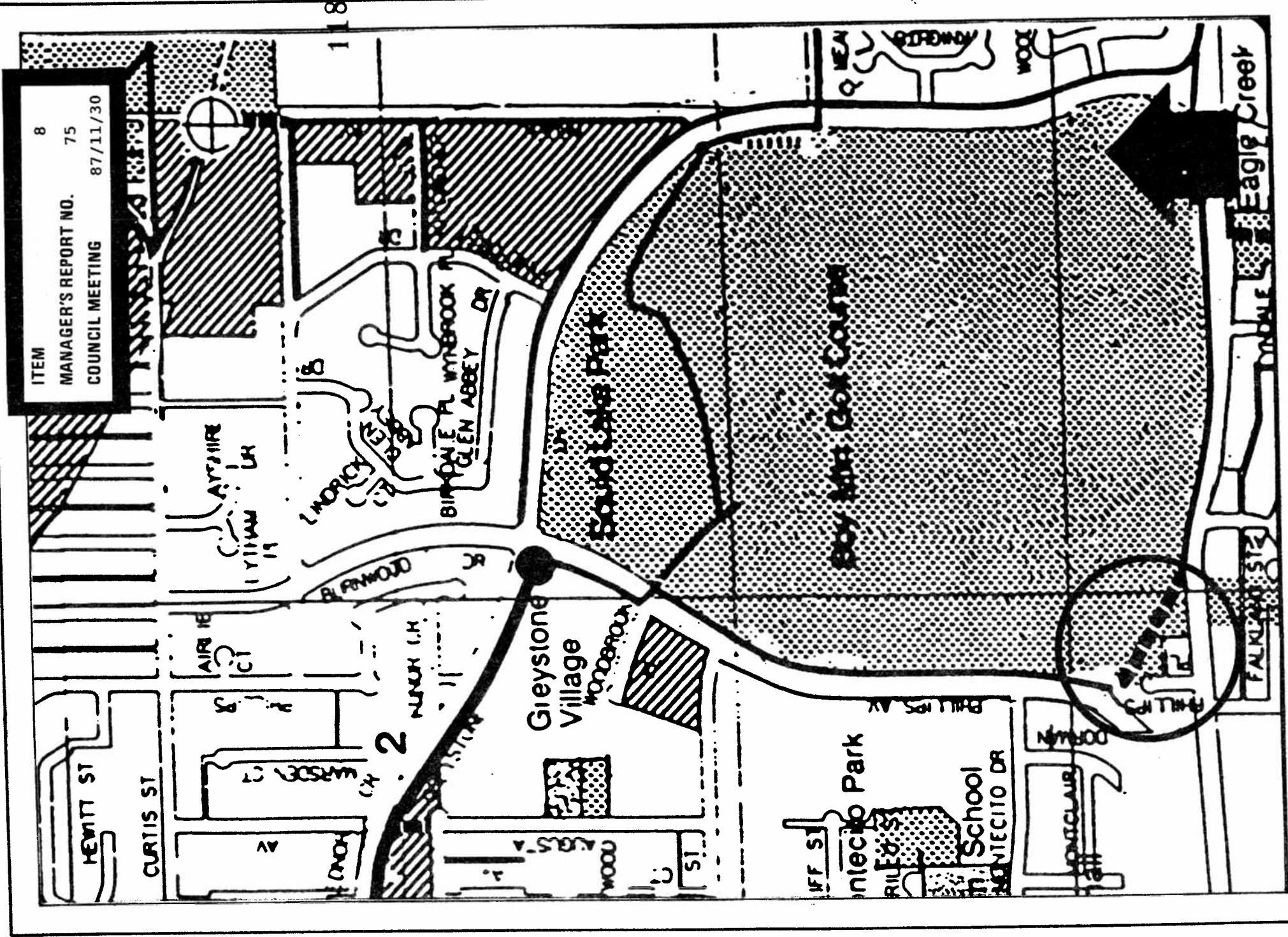
 **BURNABY**
 Planning & Building Inspection Department



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 Proposed Road Closure Area

Figure 1



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EXCERPT FROM:
 Burnaby Trail Inventory and Development Program

Date:	1987 November
Scale:	n.t.s.
Drawn By:	sam

○ Subject Area

Figure 2

