

ITEM SUPPLEMENTARY 34
MANAGER'S REPORT NO. 77
COUNCIL MEETING 88/12/12

RE: ROAD EXCHANGE PROPOSAL
WILSON AVENUE EXTENSION BETWEEN KINGSWAY AND GRANGE
METROTOWN ROAD NETWORK

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER SUPPLEMENTARY
1988 DECEMBER 09

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: ROAD EXCHANGE PROPOSAL
WILSON AVENUE EXTENSION
BETWEEN KINGSWAY AND GRANGE STREET
METROTOWN ROAD NETWORK

PURPOSE: The purpose of this report is to outline a revised road exchange proposal arising out of further discussions of the affected parties, to achieve an important link within the Metrotown road network, the Wilson Avenue Extension.

RECOMMENDATION:

1. THAT the road exchange proposal to achieve an important link within the Metrotown road network, the Wilson Avenue Extension between Kingsway and Grange Street, as outlined in Section 3.0 of this report, be approved.

R E P O R T

1.0 BACKGROUND

This is further to a report (Item 17, Manager's Report No. 73, Council Meeting 88 11 14) submitted by this department concerning the proposed Wilson Avenue Extension between Kingsway and Grange Street in Metrotown. The report which recommended a Municipal cost-sharing proposal to achieve the construction of Wilson Avenue within a new right-of-way was tabled by Council in order to allow the affected property owners the opportunity to review the proposal.

The previous report submitted to Council on 1988 November 14 should continue to be referred to for information on the Metrotown road network concept, the history of Chaffey Avenue/Wilson Avenue road exchange proposals, and details of a specific road exchange proposal.

2.0 FURTHER DISCUSSIONS

Following the tabling of the previous report by Council, representatives of the affected property owners controlling both sides of the existing Chaffey Avenue (see attached Sketch #2) met with Municipal staff to ascertain whether a road exchange proposal could be achieved that would be acceptable to the property owner and supportable by staff.

After some discussion, a supportable road exchange proposal has been achieved that is the same as the proposal outlined in the previous report of 1988 November 14 except that, instead of a 50% sharing of the cost of the new Wilson Avenue roadworks, the Municipality would bear the total costs of the roadworks which is estimated in the current capital budget at \$250,000.

Staff consider this to be a reasonable revised proposal which will achieve one of the remaining key linkages of the approved Metrotown road network (see attached Sketch #1). This proposal is similar to the manner in which Central Boulevard was achieved in which adjacent property owners dedicated the rights-of-way and the cost of roadworks was borne by the Municipality.

The further rationalization of the road network by means of the closure of Chaffey Avenue between Kingsway and Grange Street and the creation of an appropriate site for early development in light of the difficult development discussions concerning the site over many years are beneficial by-products of this proposal.

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3.0 REVISED ROAD EXCHANGE PROPOSAL

Arising out of a meeting of 1988 December 05 involving Municipal staff and the affected property owner, a supportable road exchange arrangement is proposed for Council's consideration. The owner's representative has submitted the attached letters dated 1988 December 06 and December 08 which indicate the owner's specific positions with respect to the road exchange proposal.

The terms of the road exchange proposal are outlined as follows:

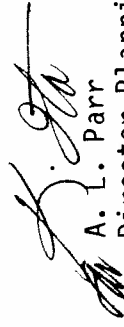
- a) The existing 66 ft. wide Chaffey Avenue right-of-way would be exchanged for the required 76 ft. wide Wilson Avenue extension right-of-way including any corner truncations at no cost to the Municipality. All survey costs would be met by the owner of 4325 Kingsway.
- b) The owner of 4325 Kingsway would bear the cost of terminating any redundant services within the existing Chaffey Avenue to be closed. The registration of easements to protect any existing services within the Chaffey Avenue right-of-way to be closed may be required.
- c) Any existing buildings encroaching upon the Wilson Avenue extension right-of-way require to be demolished by the owner of 4325 Kingsway.
- d) Any widening dedications for Grange Street would also be achieved in conjunction with this proposal.
- e) The proposed closure of Chaffey Avenue requires the full cooperation of the owner of the properties on the west side of Chaffey Avenue on a number of legal and site planning matters including the elimination of some existing driveways and consolidation of the properties on the west side of Chaffey Avenue.
- f) The cost of the Wilson Avenue extension roadworks between Kingsway and Grange Street comprised of a 46 ft. wide pavement with curb and gutters, storm drainage, separated sidewalks, street lighting, and street trees would be borne by the Municipality with construction likely to proceed in 1989.
- g) Other requirements and standard prerequisites would be established in relation to future rezoning and/or subdivision applications, and be the responsibility of the developer. These will include services required to serve adjacent development, and improvements to Grange Street and Kingsway including any required easements.

ALP

KI:lf

Attachments: Letters (2)
Sketches #1 & #2

cc: Director Engineering
Municipal Solicitor


A. L. Parr
Director Planning &
Building Inspection

METROTOWN
Road Network (April 1987)

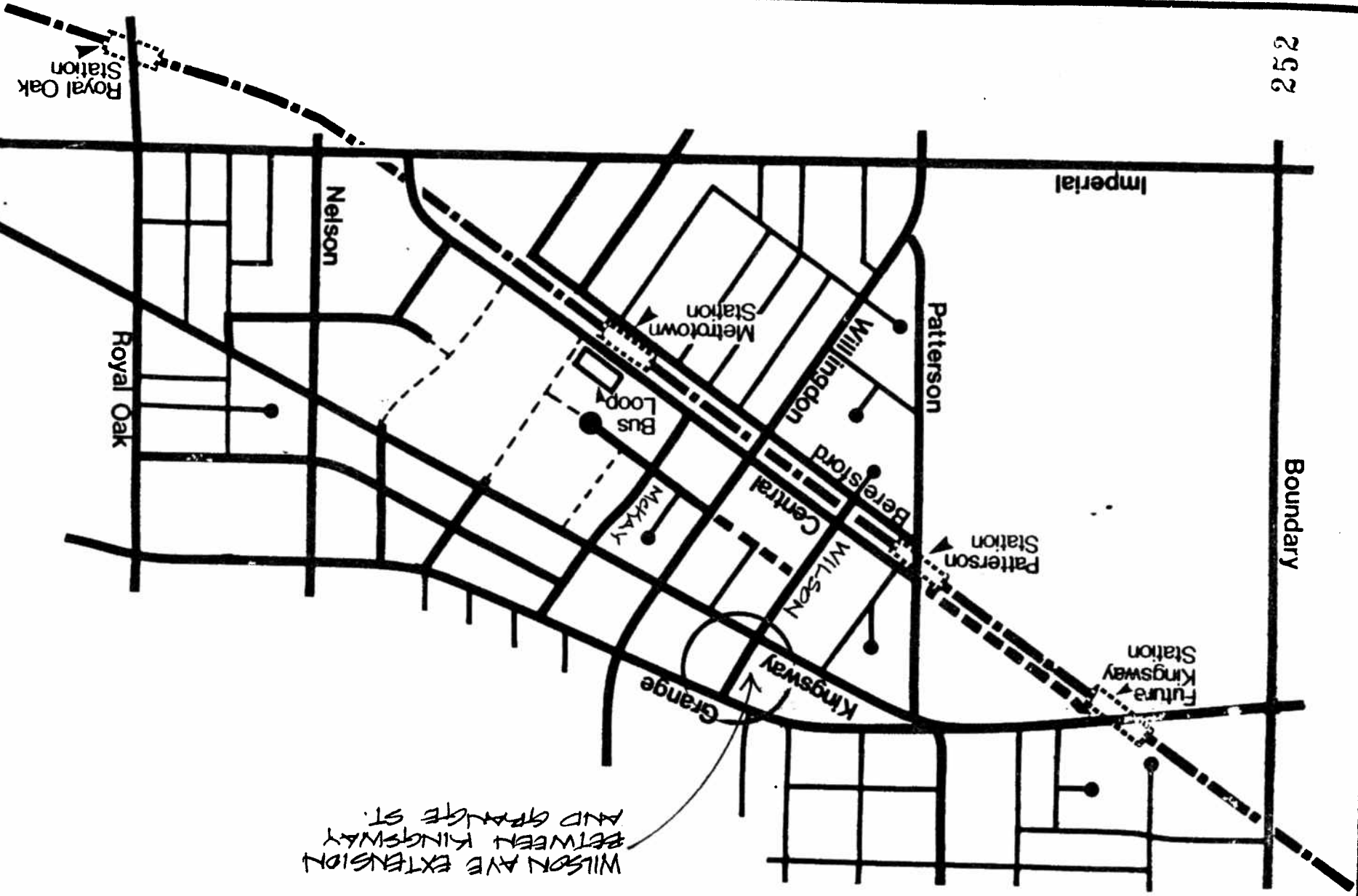
SKETCH 1

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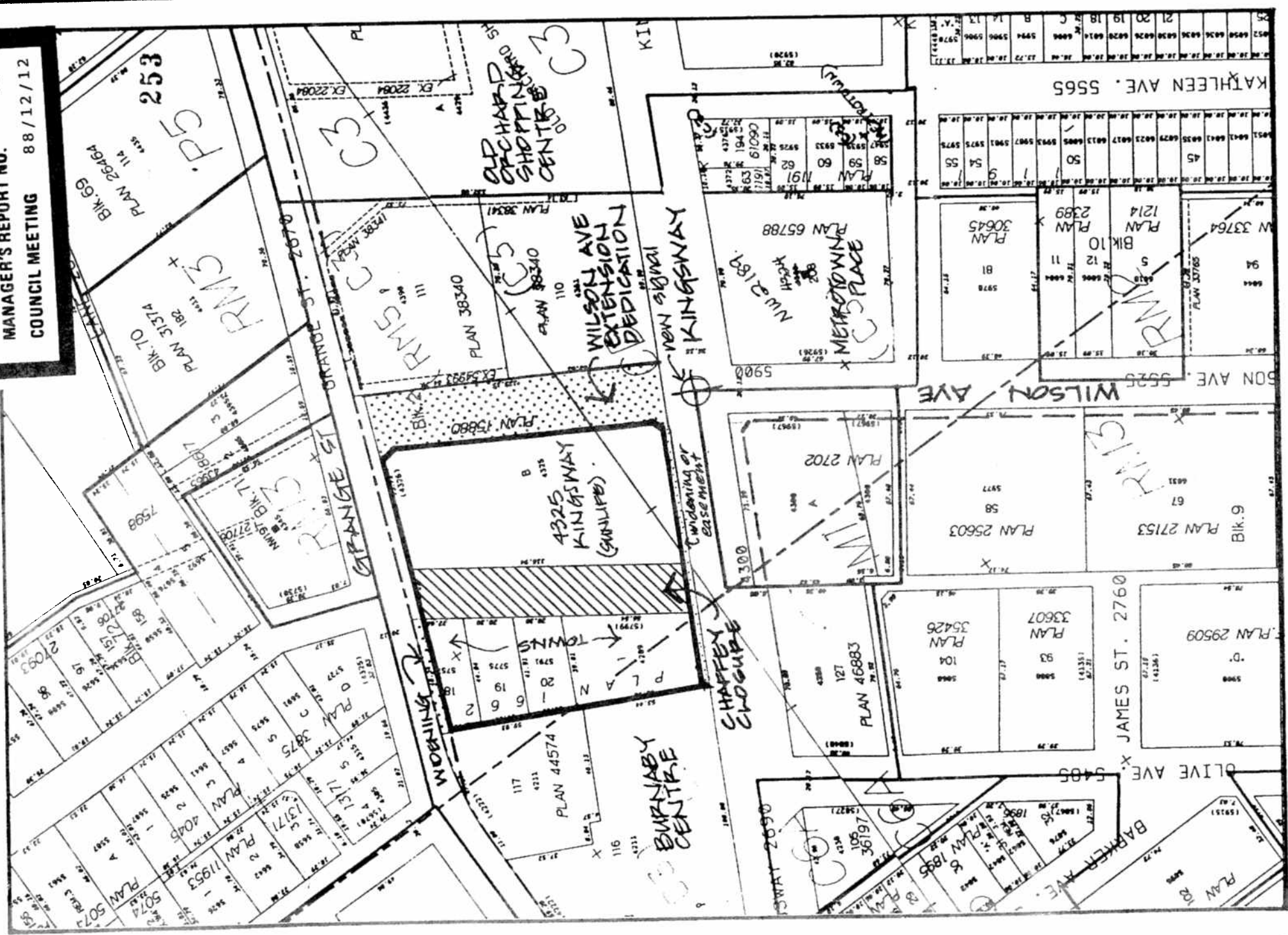
Major Roads
Possible Future
Private Links
Skytrain Line



WILSON AVE EXTENSION
BETWEEN KINGSWAY
AND GRANGE ST.



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SKETCH 2



City of Burnaby
 Planning & Building Inspection
 Department

DEVELOPMENT SITE
 4325 & 4289 KINGSWAY
 5757, 5775, & 5791 CHAFFEY AVE
 METROTOWN - AREA 3



Date	FEB/07.
Scale	1:2000
Drawn By	

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Norton, Stewart & Scarlett

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CABLE ADDRESS: STETON

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TELEPHONE: (604) 687-0556

Reply: Michael P. Leroux

File No. 28843

December 6, 1988

The Corporation of the District
of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Attention: Mr. M. Shelley,
Municipal Manager

Dear Sirs:

Re: 4289 and 4325 Kingsway, and 5757, 5775
and 5791 Chaffey Avenue, Metrotown Area 3

This letter is further to the meeting of December 5, 1988, held at your offices between Mr. Anthony Parr, Director of Planning, Mr. M. Shelley, Municipal Manager, Mr. Fred Kriz of Central Western Holdings Ltd., and the writer. The meeting arose as a result of the Municipal Manager's report dated November 9, 1988, which was presented at the meeting of the Burnaby Municipal Council on November 14, 1988 as Item 17, Manager's Report No. 73, pages 153 to 157, inclusive, which was tabled at that meeting and which was further tabled at the Burnaby Municipal Council meeting of November 28, 1988.

We thank you for the opportunity for the meeting. We acknowledge that we met and canvassed numerous options available to all parties. It is our client's position that it will agree to the following:

- (a) the existing 66 foot wide Chaffey Avenue right of way being exchanged for 66 feet along the East boundary of the Sun Life Lands and dedication of an additional 10 feet so that the required 76 foot wide Wilson Avenue extension may be constructed; all survey costs are to be borne by our client;

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- (b) our client is to bear the cost of terminating any redundant services within the existing Chaffey Avenue to be closed;
- (c) any existing buildings encroaching upon the Wilson Avenue extension right of way will be demolished by our client;
- (d) the cost of the Wilson Avenue extension road works between Kingsway and Grange Street is to be borne by the Municipality of Burnaby. The costs would exclude any costs which might arise due to any development which our client may propose for the property.

We feel that the foregoing represents a compromise on the part of both Central Western Holdings Ltd., which is the registered owner of the Towns Lands and which is in the process of purchasing the Sun Life Lands, and the Municipality of Burnaby. It is our further opinion that the compromise benefits the needs and desires of the parties. Given the history surrounding the Sun Life Lands and Towns Lands, it is preferable that the matter of the Wilson Avenue exchange be dealt with at this time and upon the foregoing basis.

Yours very truly,

NORTON, STEWART & SCARLETT

Per:


MICHAEL P. LEROUX

MPL:gh

cc: Central Western Holdings Ltd.

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Reply: Michael P. Leroux

File No. 28843

VIA FAX

December 8, 1988

The Corporation of the District
of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Attention: Mr. M. Shelley
Municipal Manager

Dear Sirs:

Re: 4289 and 4325 Kingsway, and 5757, 5775
and 5791 Chaffey Avenue, Metrotown Area 3

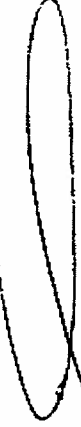
This is further to our telephone conversation of December 8,
1988.

We confirm that our client has instructed us that it will
co-operate with and dedicate to the Municipality of Burnaby
certain lands along Grange Street for the purpose of road
widening. We understand that this will consist of a strip of
land approximately 10 feet in width along the entire northern
boundary of the subject lands bordering Grange Street.

Yours very truly,

NORTON, STEWART & SCARLETT

Per:


MICHAEL P. LEROUX

MPL:gh

cc: Central Western Holdings Ltd.

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