

RE: PROPOSED ROAD CLOSURE REFERENCE NO. 5/85
17TH AVENUE SOUTH OF MARINE DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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DATE: 1988 June 07
OUR FILE: R.C. #5/85

TO: MUNICIPAL MANAGER
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: PROPOSED ROAD CLOSURE - 17TH AVENUE SOUTH OF MARINE DRIVE
ROAD CLOSING REFERENCE #5/85

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RECOMMENDATIONS:

1. THAT a Road Closing By-law be introduced for the closure of portions of the 17th Avenue road allowance south of Marine Drive subject to the conditions outlined in this report.
2. THAT the Municipal Engineer be requested to prepare all the necessary road closing by-law plans and subdivision plans necessary to effect the proposed closure.

SUMMARY:

This Department has undertaken a review of the factors associated with the potential closure of portions of the subject road allowance. It has been determined that this undeveloped road allowance is redundant and it is appropriate, therefore, to effect its closure and sale to the abutting owners under the prevailing zoning and land use guidelines.

R E P O R T

1.0 BACKGROUND

As a result of the initial enquiry on the possibility of closing a portion of 17th Avenue in this area, this Department contacted all of the abutting owners to ascertain if they were interested in purchasing a portion of the redundant road allowance. Although initially all of the owners responded in the affirmative, the property owner at 6078 Marine Drive has, for reasons of his own, found it not possible to participate in the proposed purchase of the redundant road allowance at this time.

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This Department was requested by the owners of 7421 Willard Street and 6074 Marine Drive to proceed with the proposed closure of the redundant road allowances abutting their respective properties at this time and should the circumstances of the owner of 6078 Marine Drive change, we would request Council's authorization to proceed with the closure of the balance of the redundant 17th Avenue road allowance.

Reports of the proposed closure have been circulated to the various agencies having an interest in this road allowance.

The subject area as shown on the attached Figure 1 is part of the 17th Avenue road allowance which is not proposed to be developed.

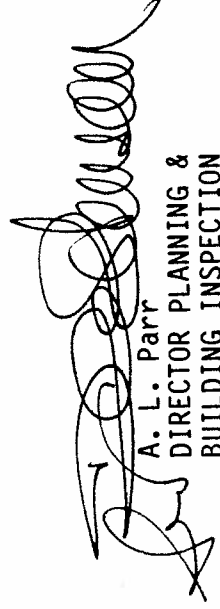
2.0 CURRENT SITUATION

When all the above reports were received, the Planning and Building Inspection Department sent a letter to the owners of 7421 Willard Avenue and 6074 Marine Drive stating that subject to Council approval, the proposed closure would be contingent upon completion of the following conditions:

1. Consolidation of the portion of road allowance proposed to be closed with 7421 Willard Avenue and 6074 Marine Drive.
2. Payment of compensation to the Corporation in the amount of \$4.00 per square foot for the area being closed and consolidated with 7421 Willard Avenue (an estimated total of \$26,808.00 for approximately 6,702 square feet) and \$1.40 per square foot for the area being closed and consolidated with 6074 Marine Drive (an estimated total of \$21,770.00 for approximately 15,550 square feet). These values reflect the R5 residential and A1 agricultural zoning designations applicable to the respective areas being closed and consolidated as shown on the attached Figure 2. 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 has been calculated by the Legal Department as outlined in their 1988 May 12 memo attached.

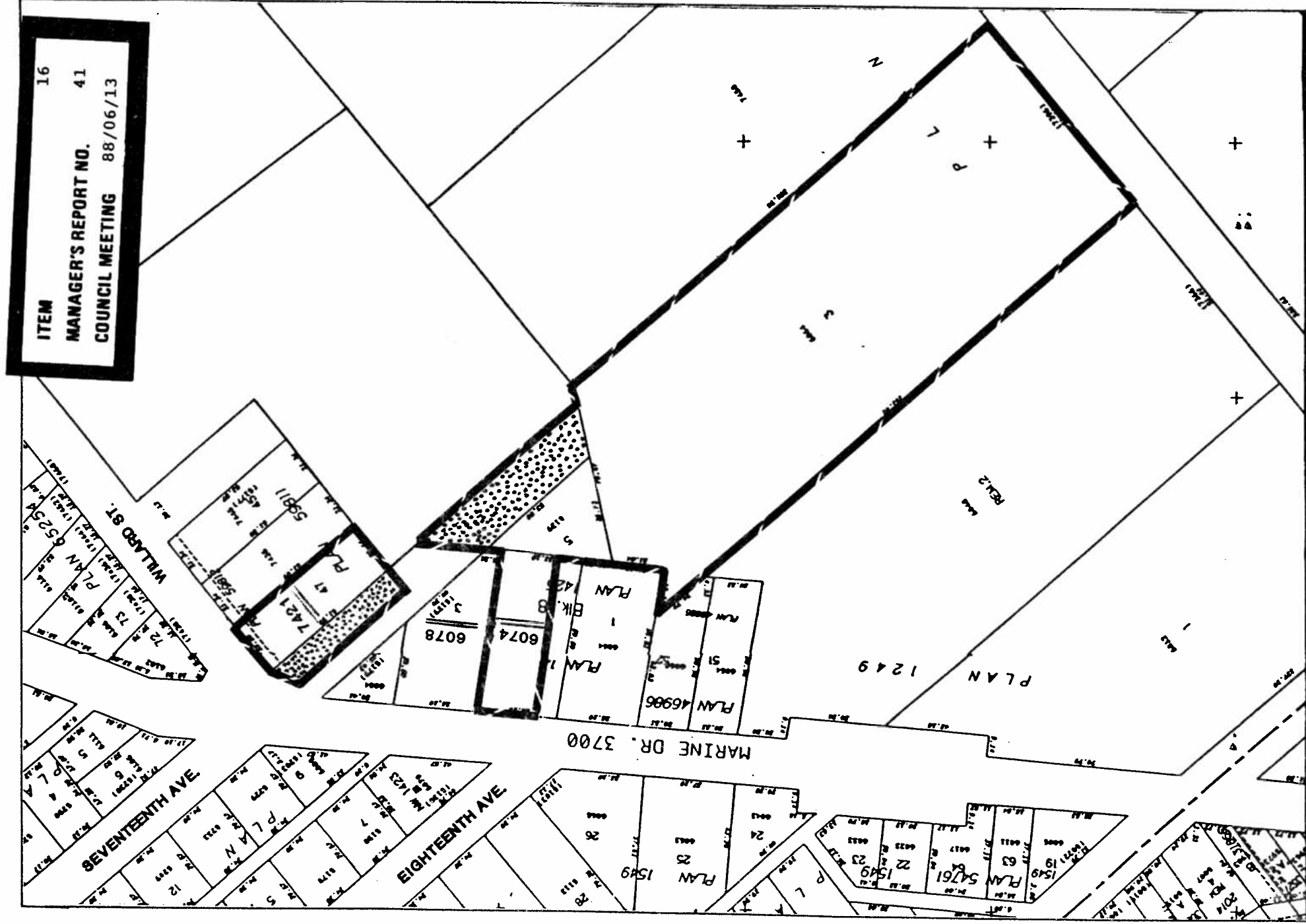
The Planning and Building Inspection Department has received both owner's written concurrence with the above conditions.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

SAM/pja

Attachments

cc: Municipal Solicitor



ITEM 16
MANAGER'S REPORT NO. 41
COUNCIL MEETING 88/06/13



Planning &
Building Inspection
Department

Date: 1987 September

Scale: 1:2000

Drawn By: sam



Road closure area



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Boundary of consolidated parcel



Figure 1

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER OFFICE MEMORANDUM

TO: DIRECTOR PLANNING & BUILDING INSPECTION DATE: MAY 12, 1988

FROM: SOLICITOR

RE: PROPOSED CLOSURE AND SALE OF 17TH AVENUE SOUTH OF MARINE DRIVE - D.L. 155A - ADJACENT TO 7421 WILLARD STREET AND 6139 17TH AVENUE

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In reply to your memo of April 18, 1988 please find the following values.

In determining the value of the closed portion of 17th Avenue to the owner of Lot 47 it is evident that an additional lot could be created from an enlarged site.

The estimated value of contribution of the road allowance to an additional lot is as follows:

Estimated Selling Price of Additional Lot \$65,000

Cost to Create:

Development Cost Charges	\$ 933
Servicing	4,500
Profit (@ 15%)	10,500
Surveying/Engineering	2,000
	<u>\$17,933</u>

Residual Value to Land	\$47,067
Discounted to P.V. (@ 12% p.a.)	43,055
Price per linear foot	812
Contribution of 33'	26,796
Price per Sq. Ft. (based on 6702 sq. ft.)	\$4.00

We would, therefore, recommend the sale of the abutting road allowance to the owner of Lot 47 for the amount of \$4.00 per square foot.

With respect to the road allowance abutting Lot 5, several recent sales of agricultural lands in the area would support a value of \$1.40 per square foot for the area being sold.

P. Devanshrie

Peter Devonshire
Solicitor

HK:bi

