

RE: KENSINGTON SQUARE PLAZA
6500 BLK HASTINGS STREET
PROPOSED HIGHWAY EXCHANGE

ITEM	10
MANAGER'S REPORT NO.	41
COUNCIL MEETING	88/06/13

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1988 June 07

FROM: APPROVING OFFICER

SUBJECT: KENSINGTON SQUARE PLAZA
6500 Block Hastings Street
Proposed Highway Exchange

RECOMMENDATION:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw involving the closure of a portion of a lane allowance in exchange for dedication of lane allowance, subject to the conditions outlined in this report.

R E P O R T

1.0 BACKGROUND:

On 1986 March 24, as a condition of Rezoning Reference #13/86, Council authorized a Highway Exchange involving the closure of the north portion of Frances Street west of Grove Avenue in exchange for a lane dedication for walkway purposes (see Sketch #1). The Bylaw was subsequently registered in October, 1986.

Since that time, the owners of the property, Kensington Square Plaza Ltd. have constructed a new building and it has recently come to light as a result of a legal survey (see Sketch #2) that there exists a very minor encroachment of the building within the lane allowance (approximately 2" at the south-east corner).

2.0 CURRENT SITUATION:

The owners, rather than pursue an encroachment agreement with Burnaby, have advised that to avoid possible future problems, they would prefer to take title to that portion of the lane into which they encroach in exchange for a further dedication of their property for lane. The result of this would be that the 6.790 m portion of their building would be zero lot line.

Re: Kensington Square Plaza
Proposed Highway Exchange
1988 June 07 . . . PAGE 2

ITEM	10
MANAGER'S REPORT NO.	41
COUNCIL MEETING	88/06/13

The Engineering and Legal Departments have no objection to the above solution. The Planning & Building Inspection Department has received a letter from the owners wherein they agree to bear all legal and survey costs related to the Highway Exchange and consolidation of the lane closure area with their site. The net area that would be transferred to the owners is calculated at less than 1 sq. ft., therefore staff propose that no compensation be requested.

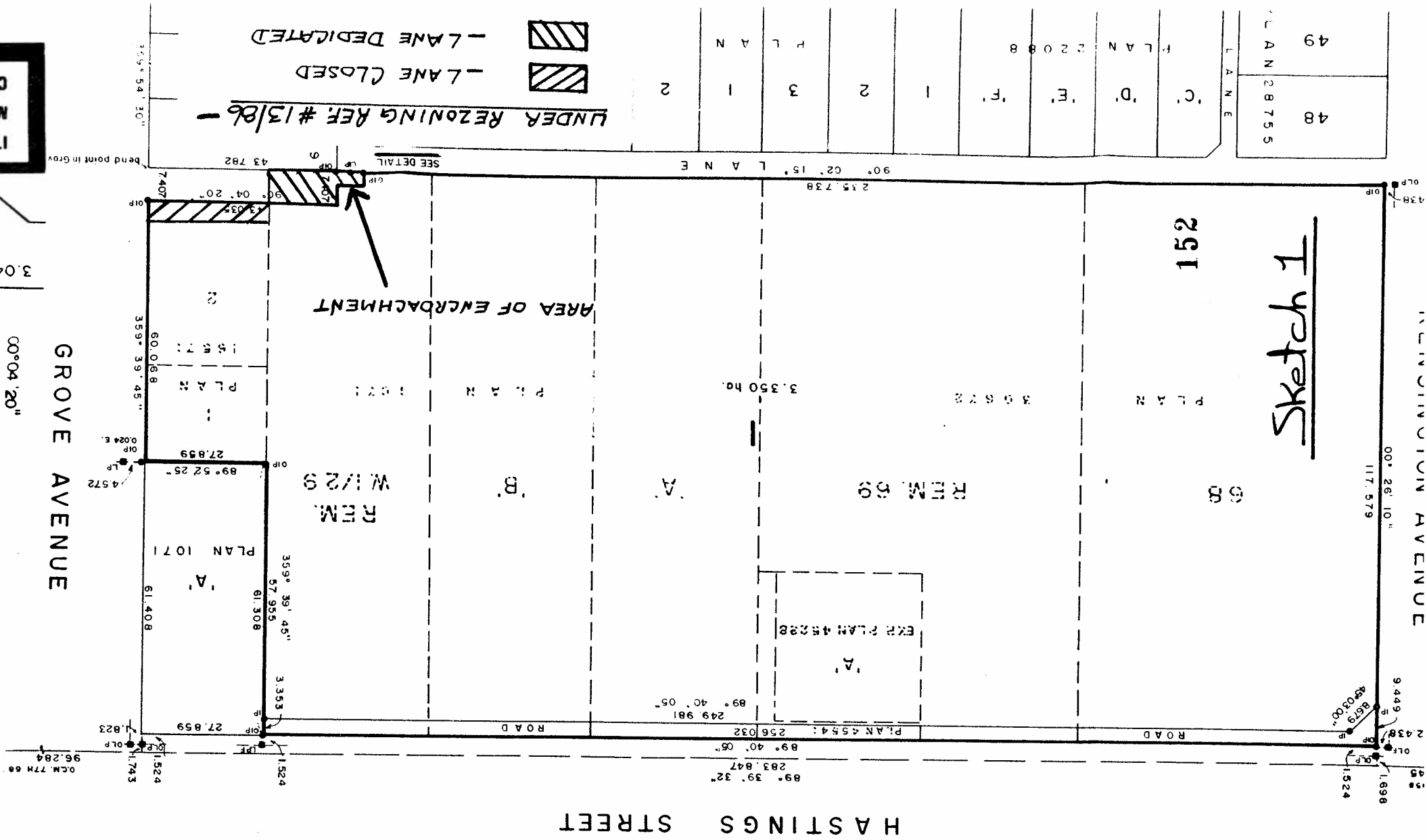
151



A. L. Parr
APPROVING OFFICER

AD:hr
Atts.
cc: Municipal Solicitor
Director Engineering
Director Finance

ITEM 10
 MANAGERS REPORT NO. 41
 COUNCIL MEETING 88/06/13

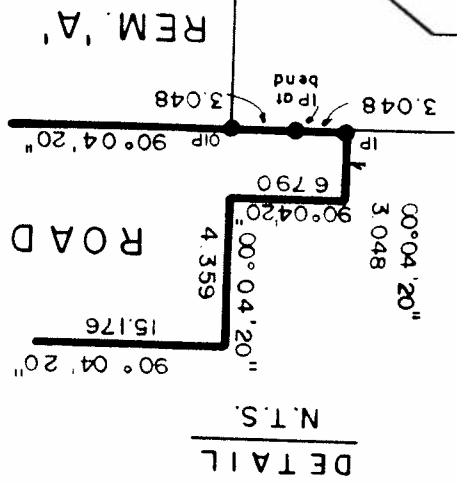


UNDER REZONING REF #13/86 -



- LANE CLOSED
 - LANE DEDICATED

LANE	LANE	LANE	LANE	LANE	LANE	LANE	LANE	LANE	LANE
49	48								
PLAN 28755	PLAN 22088	PLAN 22088	PLAN 22088	PLAN 22088	PLAN 22088	PLAN 22088	PLAN 22088	PLAN 22088	PLAN 22088
C	D	E	F						
2	1	2	3	1	2	3	1	2	3



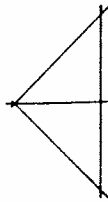
GROVE AVENUE

HASTINGS STREET

Sketch 1

152

RENOVATION AVENUE



NORTH

ITEM	10
MANAGER'S REPORT NO.	41
COUNCIL MEETING	88/06/13

FOUNDATION 0.098 CLEAR
ROUGH CONC. BLK. ± 0.083 CLEAR

153

ONE-STOREY BUILDING STRUCTURE

LOWER FOUNDATION WALL 0.093 CLEAR
UPPER FOUNDATION WALL 0.091 CLEAR
CONC. BLK. 0.080 CLEAR

6.740

LOWER FOUNDATION 0.082 OVER
UPPER FOUNDATION 0.081 CLEAR
CONC. BLK. ± TO LINE

EXTENT OF ENCRoACHMENT
APPROX. 4.1 METERS

FOUNDATION 4 ROUGH CONC. BLOCK 0.113 CLEAR

LANE DEDICATION AREA

LANE

LANE CLOSURE AREA

3.048

X NE

PLAN OF BUILDING ENCRoACHMENT FOR A PORTION OF LOT 1, P.L. 20V. PLAN 73312, GROUP 1, N.H.D.
S: 1:30 METRIC.

COPY

CHEKSPAN SHORLAND COMPANY
212, 4050 GRAVELEY ST., BURNABY

SKETCH #2