

RE: COST SHARING OF SERVICES
REZONING REFERENCE NO. 57/88
SUBDIVISION REFERENCE NO. 88/88

ITEM
MANAGER'S REPORT NO. 34
COUNCIL MEETING 75
88/11/28

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 NOVEMBER 18

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: COST SHARING OF SERVICES
REZONING REFERENCE #57/88
SUBDIVISION REFERENCE #88/88

PURPOSE: The purpose of the report is to seek Council authorization for the cost sharing of the necessary services along Regent Street adjacent to Municipal lands.

RECOMMENDATIONS:

1. THAT Council authorize a cost sharing agreement with the developer for the subject rezoning site, which is located to the northeast of the Municipal lands, for the construction of Regent Street and a cul-de-sac, according to the terms outlined in Section 2.0 of this report.
2. THAT a Highway Exchange Bylaw be introduced for the closure of the lane allowance in exchange for road dedication, in accordance with Section 3.0 of this report.
3. THAT Council abandon Rezoning Reference #27/86, an uncompleted rezoning application, which is a predecessor of the subject rezoning application.
4. THAT a copy of this report be sent to the applicant, R. H. Lang, Design Service Limited, 635 Clyde Avenue, West Vancouver, B.C., V7T 1C6.

R E P O R T

1.0 BACKGROUND INFORMATION:

- 1.1 On 1988 September 06 Council gave Second Reading to rezoning amendment bylaw #57, 1988, which involves a request to rezone the subject properties indicated on the attached sketch #1 from R5 Residential District to M5 Light Industrial District. The rezoning report for this application was submitted by the Director Planning and Building Inspection on 1988 July 25. At that time Council authorized the introduction of a Road/Lane Closing Bylaw, according to the terms outlined in Section 4.2 of the report, contingent upon the granting by Council of First and Second Readings of the subject rezoning bylaw.



The 1988 July 25 report noted that a portion of Regent Street has been previously involved with a road closure and consolidation with the land assembly to the south (Rezoning Reference #44/82), and that a further report would be prepared by determining if a portion of Regent Street could be purchased by the applicant and included within the site.

2.0

COST SHARING ARRANGEMENT:

2.1

On 1984 October 25 Council gave Second Reading to Rezoning Reference #44/82, which involves an application to rezone the Municipal lands and the privately held properties located between Gilmore and McDonald Avenues and Regent Street and Grandview Highway from R5 Residential District to M5 Light Industrial District.

Over the last few months the applicant for Rezoning Reference #44/82 and staff have been exploring the possibility of creating two separate industrial sites in this area.

Creation of a suitable site geometry for rezoning and industrial development on this two-site basis would necessitate retention of a portion of the Regent Street road allowance west of Gilmore Avenue, and construction of the street complete with an industrial standard cul-de-sac to provide access to the westerly lot.

The applicant for Rezoning Reference #44/82 has recently agreed in principle to this approach to the rezoning and development of the land, as well as the potential servicing costs for the sites.

2.2

In consideration of the need to construct Regent Street and a cul-de-sac, it would be appropriate for the Municipality to enter into a cost sharing agreement with the developer of the subject rezoning application. It has been past municipal practice for the Municipality to pay for those services which directly benefit adjacent municipal lands. In the subject case, the cul-de-sac and its related services therein, shown as Section A on the attached sketch #2, will directly benefit the municipal site currently being assembled by providing the required services, legal frontage and physical access thereto.

Under the proposed cost sharing agreement, the developer will construct the entire Regent Street road allowance, with the Municipality to compensate the developer for Section A, as noted on sketch #2. The developer will also be responsible for the preparation of the engineering design drawings and legal documentation, including the survey plans, with the Municipality paying for its share.

Under this arrangement, the two private developers on each side of Regent Street could enter into a private agreement on the cost sharing for Section "B" of this road allowance, dependent upon the timing for each applicant to proceed with rezoning.

When the road design is finalized and servicing costs available, a further report outlining detailed costs will be forwarded to Council for their approval.

2.3

All costs associated with the Corporation's portion of the cost sharing arrangement are to be funded from the Land Assembly and Development Program. Funds are available to finance the development. The proceeds from the sale of the Municipal property will be deposited back into this fund.

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3.0 REQUIRED LANE CLOSURE:

3.1 As noted on sketch #2, the lane located west of Gilmore Avenue between Regent Street and Myrtle Street is required to be closed to complete the consolidation and rezoning of the subject site.


In light of the dedication required along Gilmore Avenue, it is now considered appropriate to handle these requirements through a Highway Exchange Bylaw.

A further report will be submitted to Council regarding the compensation to be paid to the Municipality for the lane area.

4.0 SUMMARY:

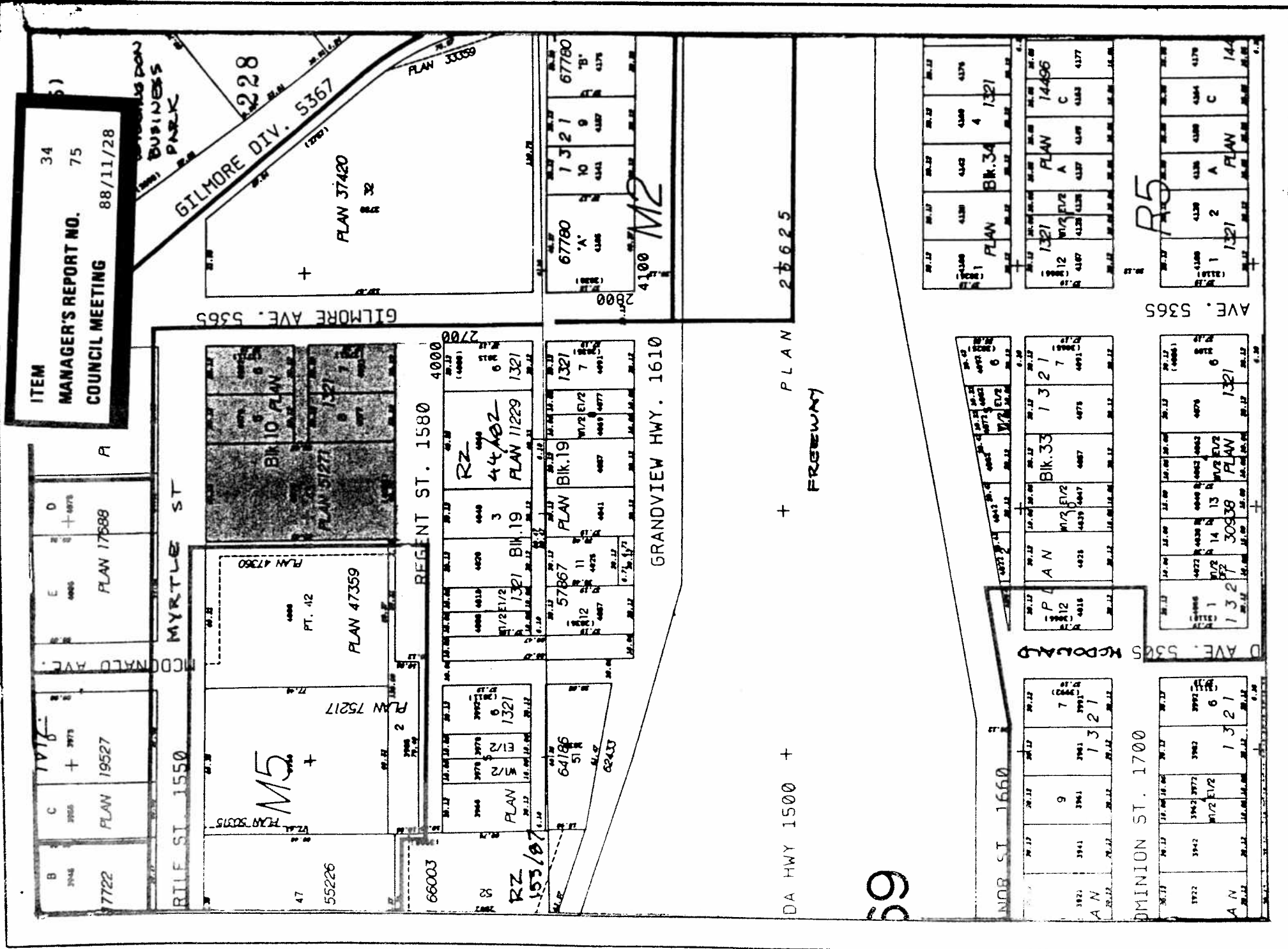
4.1 In order to advance the subdivision and servicing of the subject rezoning site and the Municipal lands to the southwest, this Department is seeking Council authority to pursue a cost sharing arrangement with the developer for Rezoning Reference #57/88.

It is also recommended that a Highway Exchange Bylaw be introduced for the closure of the lane and the required road dedication.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

BW:ap
Attachments

cc: Director Engineering
Director Finance
Municipal Solicitor
C. R. Lowther - Planner II

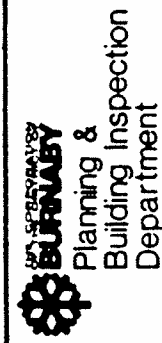


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Date: 1988 JULY

Scale: 1:2000

Drawn By:



RZ 57/88

LOCATION SKETCH

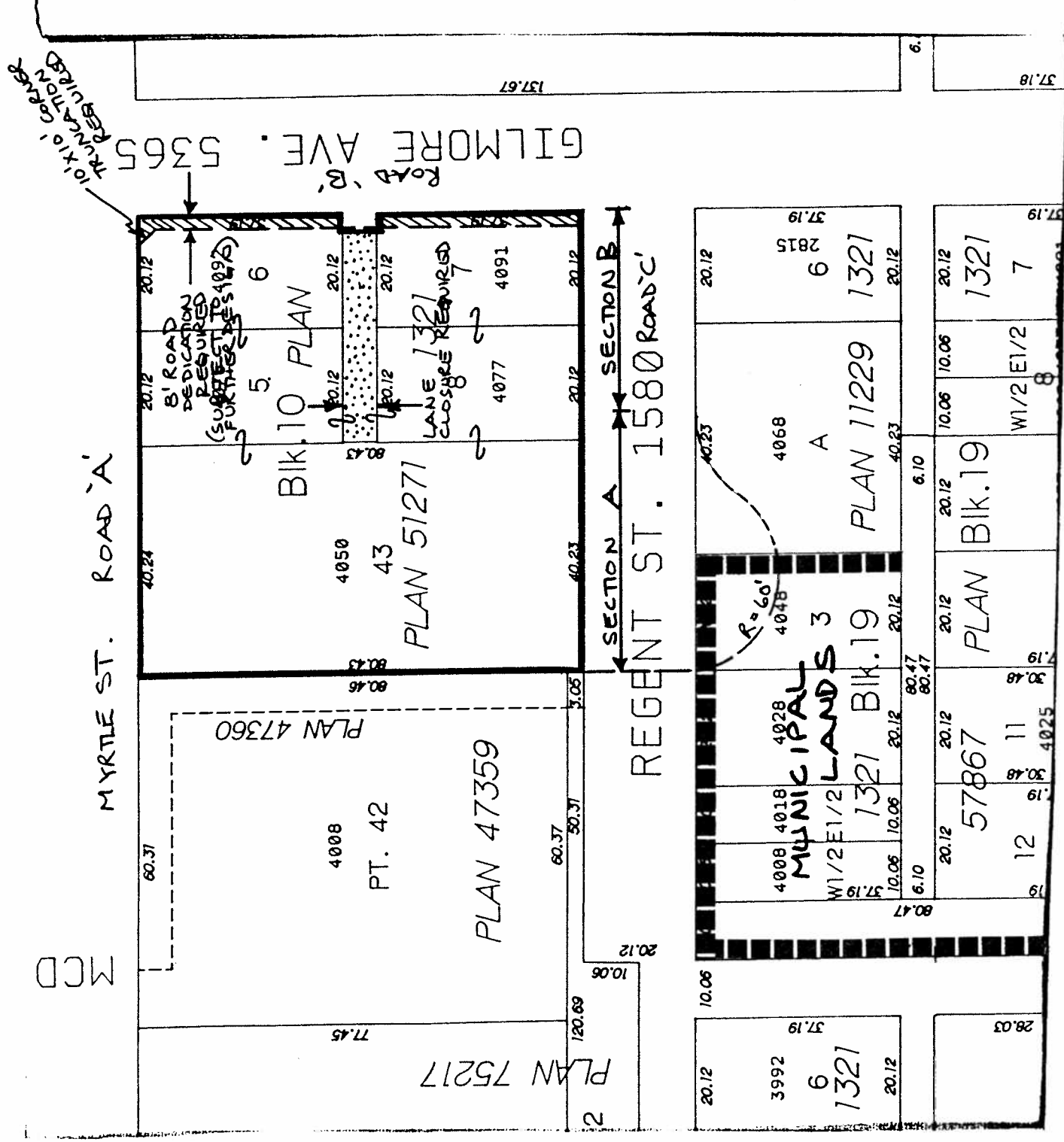
C.L.I.#

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D.L. 69
 LOT 43 PL. 51271
 BLK. 10
 LOTS 5, 6, 7 & 8 PL. 1321

S.D. REF. # 88/88
 X. REF. R.Z. REF. # 57/88
 X. REF. R.C. REF. # 8/88

PROPOSED ZONING: MS



NOTE: 1. SERVICING AGREEMENT REQUIRED.

SKETCH 2

2. LANE CLOSURE AND ROAD DEDICATION REQUIRED - VIA HIGHWAY EXCHANGE BY-LAW.
3. REMOVE ANY EXISTING UTILITIES FROM LANE CLOSURE AREA.

4. COST SHARING OF SERVICING:

- SECTION A - MUNICIPALITY TO PAY 100% ROAD COSTS
- SECTION B - APPLICANT OF R.Z.#57/88 TO PAY 100% ROAD COSTS

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SCALE: 1:1000M
 REVISED 1988 OCT.
 C.M.M.

