

ITEM 19
MANAGER'S REPORT NO. 7
COUNCIL MEETING 89/01/23

RE: SUBDIVISION REFERENCE NO. 49/85
FORD MOTOR COMPANY - 5750 LOUGHEED HIGHWAY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 January 18

FROM: APPROVING OFFICER

SUBJECT: SUBDIVISION REFERENCE #49/85
5750 LOUGHEED HIGHWAY
FORD MOTOR COMPANY - LOUGHEED HIGHWAY/HOLDOM AVENUE

PURPOSE: To provide Council with additional information with respect to a proposed subdivision of property owned by Ford Motor Company at 5750 Lougheed Highway.

RECOMMENDATION:

1. THAT a copy of this report be forwarded to Mr. David Bockus, Pacific Refrigeration (1984) Ltd., 5608 Goring Street, Burnaby, B.C. V5B 3A3.

R E P O R T

1.0 INTRODUCTION:

Mr. Bockus appeared as a delegation at the Council meeting of 1989 January 16 and presented a brief in response to a report submitted by the Approving Officer (Item 2, Manager's Report No. 5) in connection with a subdivision proposal of 5750 Lougheed Highway.

Council tabled the report for further information on matters raised by Mr. Bockus.

2.0 BUILDING STRATA TITLING:

The question of whether a strata titling of the building(s) would include the same servicing requirements as a subdivision application has not been formally posed nor reviewed. This would be dependent upon submission of a strata title application for review by the Planning & Building Inspection Department and other departments and agencies.

3.0 SERVICING REQUIREMENTS:

A formal subdivision application had not been previously pursued in its entirety, and not all subdivision requirements had been identified until receipt of the recent enquiry by Mr. Bockus' solicitor.

4.0 ROAD ACQUISITION:

Mr. Bockus has suggested that the Municipality acquire the area required for future road purposes at the time of subdivision rather than provide a Road Reservation Bylaw over this area.

Re: Subdivision Ref. #49/85
5750 Lougheed Highway
Fort Motor Company-Lougheed/Holdom
1989 January 18 PAGE 2

ITEM	19
MANAGER'S REPORT NO.	7
COUNCIL MEETING	89/01/23

As was previously outlined, this area is required to accommodate a new road connection from Holdom Avenue to Kingsland Drive when the Holdom overpass is built.

The construction of this overpass is beyond the current 1988-1992 Five Year Capital Budget. However, it is part of the adopted Conceptual Transportation Plan for the Douglas Road/Holdom Avenue secondary arterial alignment. Funds are not available in the current Major Roads Program to acquire property at this time in connection with this alignment.

If the Municipality were to acquire the area required for future road purposes at this time, funds would have to be made available from the Municipal Land Assembly and Development Program under the proviso that this account would be re-imbursed from a future Major Roads Program.

Council should note that as part of this road link in this industrial area, the Municipality obtained a Road Reservation Bylaw on a portion of the property south of Kingsland Drive in connection with Rezoning Reference #93/85 as shown on the attached sketch. This Bylaw was registered in the Land Title Office on 1986 April 11. This will protect and reserve the area for acquisition in the future for road purposes.

5.0 CONCLUSIONS:

We would re-iterate that the conditions are standard conditions that would be applied to industrial subdivisions in similar locations and under similar circumstances.

This report is submitted for the information of Council.

CMM:hr
Att.


A. L. Parr
APPROVING OFFICER

REF. 11221

'A' 5476

66



ITEM 19
MANAGER'S REPORT NO. 7
COUNCIL MEETING 89/01/23

L.130

MANAGER'S REPORT NO. 17
COUNCIL MEETING 85/12/16



SUBJECT PROPERTY
PLAN 17642

WESTINGHOUSE

AMEND: CD (M5)

KINGSLAND DR. 1401

KINGSLAND DR. 1401

(M5)

ROAD RESERVATION AREA

PLAN 13332

B.N.R.

Date

1985 DEC.

Scale

1:2000

Drawn By



Burnaby Planning Department



RZ # 93/85

