



TO: ACTING MUNICIPAL MANAGER 1992 March 17

FROM: APPROVING OFFICER

SUBJECT: SUBDIVISION REFERENCE #77/91  
ROAD CLOSURE REFERENCE #8/91  
HIGHWAY EXCHANGE

Proposed Closure of a Portion of Lane Allowance  
East of Douglas Road and South of Norland Avenue  
(Adjacent to 2848 Douglas Road)

PURPOSE: To obtain Council authority for the closure and sale of a portion of lane allowance in exchange for the dedication of land for road allowance purposes.

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**RECOMMENDATION:**

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

**REPORT**

**1.0 BACKGROUND:**

On 1988 January 04 Council gave Final Adoption to "Burnaby Highway Exchange Bylaw No. 10, 1987" - Bylaw 8928. This was in connection with the closure of a portion of the lane allowance to the north of the subject portion in exchange for Douglas Road widening as part of Rezoning Reference #72/85 and Subdivision Reference #104/85 and the consolidation and creation of a new lot (2830 Douglas Road) as shown on the attached Sketch #1.

As a result of a recent application by the owner of 2830 and 2848 Douglas Road to consolidate these two properties into one site, the Planning and Building Department reviewed the lane adjacent to 2848 Douglas Road as shown on the attached Sketch #2.

As can be noted, the westerly 3.96 m of the lane allowance is redundant for future lane purposes. Road widening is required from 2848 Douglas Road.

Reports of the partial lane closure were circulated to the various agencies having an interest in the subject lane. There are no utilities located within this portion of lane allowance.

Re: Proposed Closure of a Portion of  
Lane Allowance East of Douglas Rd.  
and South of Norland Ave.  
(SD#77/91; RC#8/91)

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**2.0 CURRENT SITUATION:**

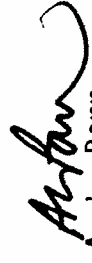
When all reports were received, the Planning and Building Department sent a letter to the owner stating that the lane closure would be dependent upon completion by the owner of the following conditions: **110**

- a) Dedication of road widening from 2848 Douglas Road.
- b) Consolidation of the lane closure area with 2830 and 2848 Douglas Road.
- c) Payment of compensation to the Corporation in the amount of \$29.83 per square foot for the net lane closure area (total lane closure area minus total road dedication area). From the final survey information now available, the total lane closure area is 47.96 m<sup>2</sup> (516.25 sq.ft.) and the total road dedication area is 24.00 m<sup>2</sup> (258.34 sq.ft.), leaving a net closure area of 23.96 m<sup>2</sup> (257.91 sq.ft.). Therefore, the recommended total amount of compensation for the net closure area is \$7,693.46.
- d) Submission of all necessary Highway Exchange Bylaw plans and consolidation plans.
- e) Execution of all necessary documents involved with the closure and transfer.
- f) Payment of all legal and survey costs.

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

CMM:hr  
Atts.

cc: Municipal Solicitor  
Director Engineering  
Director Finance

  
A. L. Parr  
APPROVING OFFICER

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REM. 13

EX. PLAN 8033

DOUGLAS ROAD

'A'

PLAN 6217

'B' PLAN 6223

REM.

PLAN 58

DISTRICT LOT BOUNDARY

NORLAN

REM.

PLAN 4

PP A 3

OCM  
82H5056

41.988

20.117

ROAD  
WIDENING

2830

PLAN 6223

90.02.24

41.997

LANE  
'B' CLOSURE

R/W PL 27634

19.261

14.021

1.017

24.347

36.503

96.694

100.502

0 37 09

54.880

R/W PLAN 27634

10.058

35.052

41.611

REF. PL. 5573

90.13.55

640

349

49

20.117

3.21' DP

REGENT STREET

PP Y78284

PP J28473

Date:

1992 MARCH

Scale:

1:750M

Drawn By:

C.M.M.



Planning &  
Building Inspection  
Department

S.D. REF. # 104/85  
R.Z. REF. # 72/85  
R.C. REF. # 17/85

SKETCH # 1

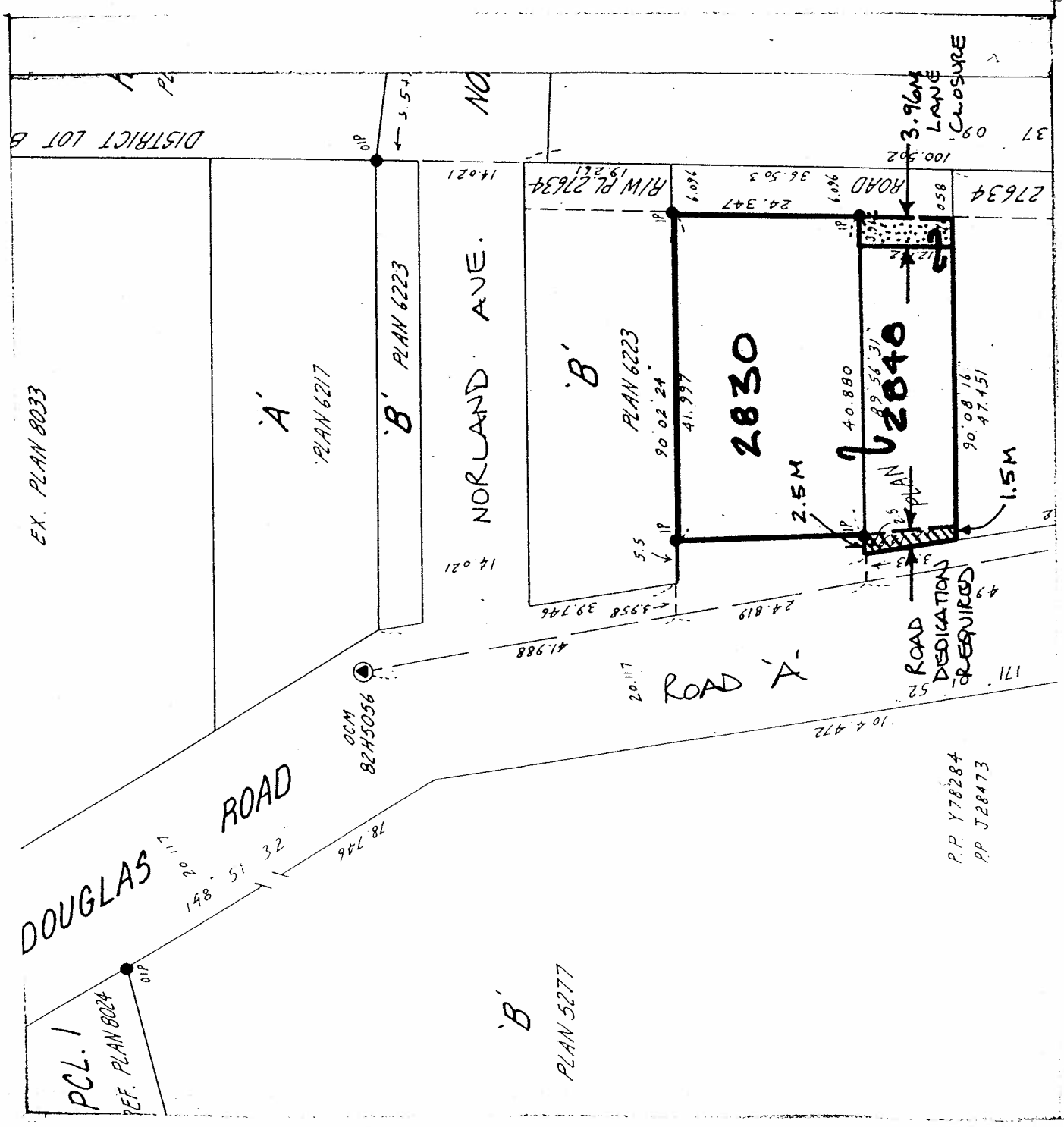
PORTION OF LANE CLOSED AND DOUGLAS ROAD  
WIDENING COMPLETED UNDER "BURNABY  
HIGHWAY EXCHANGE BYLAW NO. 10, 1987"-  
BYLAW 8928

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D.L. 74 S.D. REF. # 77/91  
 LOT 1 PLAN 76814 X. REF. R.C. REF. # 8/91  
 LOT 3 PLAN 4173 112

PTN. OF LANE ALLOWANCE ZONING: C4 (LOT 1)  
 C1 (LOT 3)



NOTE : 1. ROAD CLOSURE AND ROAD DEDICATION  
 TO BE COMPLETED VIA HIGHWAY  
 EXCHANGE BY LAW.

SKETCH #2

SCALE: 1:750M  
 1991 SEPT.  
 C M M