

ITEM	24
MANAGER'S REPORT NO.	72
COUNCIL MEETING	92/11/23

TO: CITY MANAGER

1992 November 18

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: SUBDIVISION REFERENCE #19/92
ROAD CLOSURE REFERENCE #3/92

Station Hill Drive/20th Avenue/20th Street/Sandborne Avenue

PURPOSE To obtain Council authority to transfer a portion of 20th Street for consolidation with the development site, in addition to advising of the recommended sale value for portions of City land to also be incorporated with the project.

RECOMMENDATIONS:

1. THAT Council authorize transfer of a portion of 20th Street in conjunction with the Highway Exchange Bylaw, as more particularly outlined in this report.
2. THAT Council approve the land value and authorize the posting for sale/transfer of portions of 6783 and 6825 - 20th Avenue and 7355 - 19th Avenue as outlined in this report.

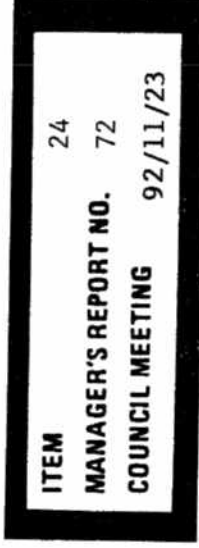
R E P O R T

BACKGROUND:

Rezoning Reference #25/89, which received Final Adoption on 1989 October 23, generally encompassed the planned high rise residential area between Sandborne Avenue and SkyTrain which was then the Domglas warehouse site. This rezoning established Community Plan development and subdivision guidelines for the six parcels to be created on the subject site, and also provided for development of the first phase apartment tower which was completed some time ago (the Savoy Carlton at the corner of Station Hill Drive and Southpoint Drive).

As noted in our 1989 May report regarding the aforementioned rezoning, subdivision related to the rezoning was to be pursued in two stages. The first stage subdivision (Subdivision Reference #51/89), which created the site for the first tower, was completed in 1989, and the second stage subdivision (Subdivision Reference #19/92) to create five additional lots (two of which are the subjects of current rezoning applications) is now actively being pursued (see attached sketch). The old Domglas warehouse building on the site is currently being demolished in conjunction with this subdivision application. The report regarding Rezoning #25/89 noted that this second phase subdivision would involve a Highway Exchange Bylaw and sale of municipal property. The following recommendations were adopted by Council on 1989 May 23 with respect to these items:

- "5.1 THAT Council authorize the introduction of Highway Exchange Bylaws for the Phase I and Phase II subdivisions, according to the terms outlined in Section 3.4 of this report, contingent upon the granting by Council of First and Second readings of the subject Rezoning Bylaw.
- 5.2 THAT Council approve in principle the sale of Municipally-owned property within the subject development site in accordance with the terms outlined in Section 3.5 of this report, and subject to the applicant pursuing the rezoning proposal as well as the Phase I and Phase II subdivisions to completion."



HIGHWAY EXCHANGE/ROAD TRANSFER:

Appearing on this agenda is a request for the first three readings of the Highway Exchange Bylaw which proposes to close portions of 20th Avenue and 20th Street, and dedication of a new section of Station Hill Drive and minor dedication on Sandborne Avenue (see sketch).

The surveyor has determined that a portion of 20th Street is undedicated City land which has been utilized for road purposes (shown on attached sketch).

To overcome this technicality, which does not alter the intent of the closure/dedication proposal, it is recommended that authority be given to transfer the relevant portion of "road" land as part of the Highway Exchange Bylaw process.

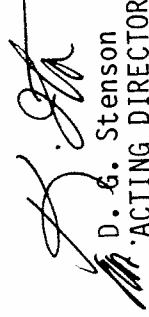
Additionally, for Council's information, the total road dedication for both phases is 5,250 m² (56,511 sq. ft.) and roads acquired (taking into account the "road" land on 20th Street) is 5,140.43 m² (55,333 sq. ft.). No compensation is therefore applicable since more road is being dedicated than acquired.

LAND SALE:

Portions of City land at 6783 and 6825 - 20th Avenue and 7355 - 19th Avenue are proposed to be sold and consolidated with the development sites (see sketch). From the survey information now available, the total area of land to be posted is 576.9 m² (6,210 sq. ft.).

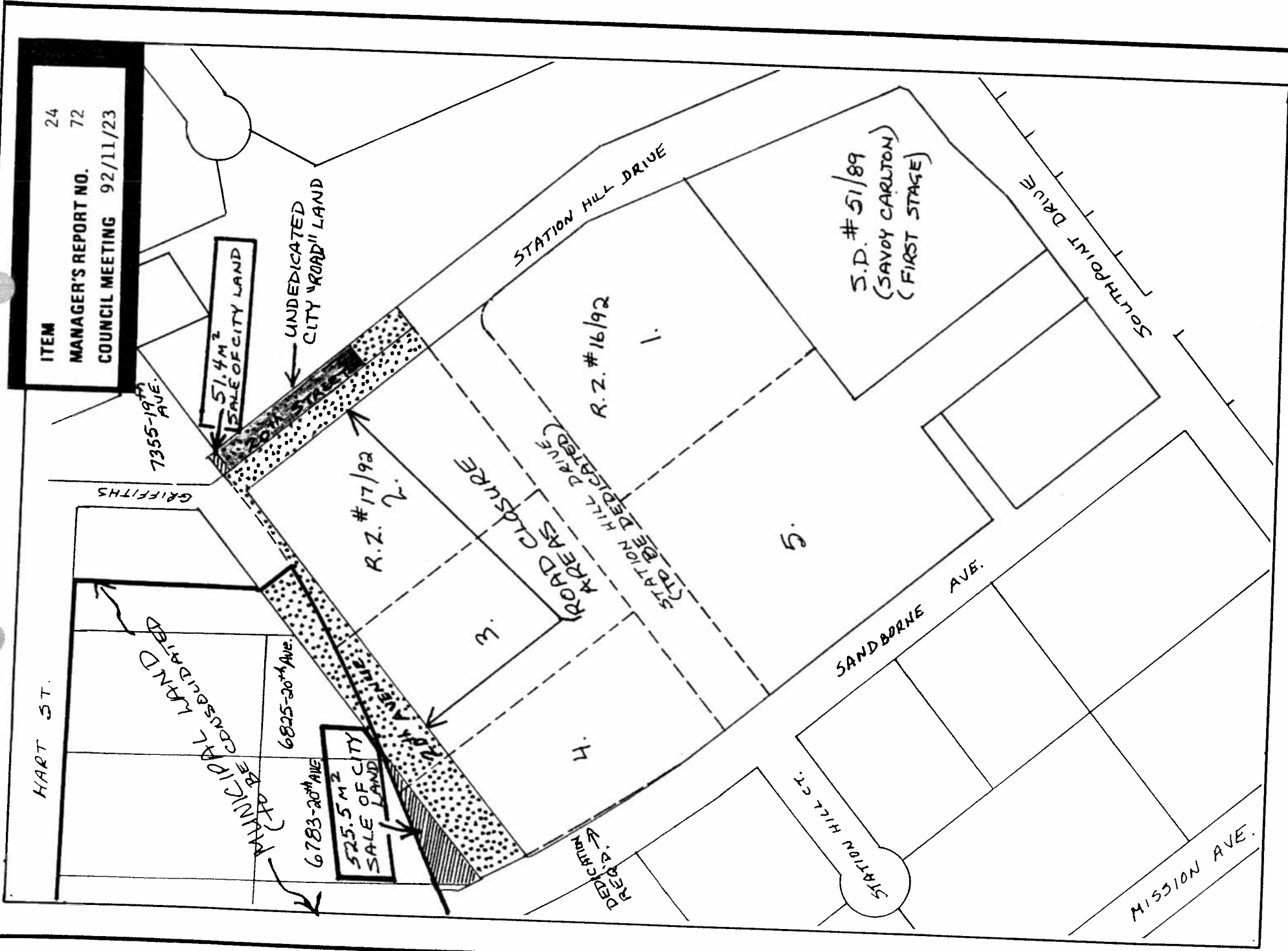
The City Solicitor has recommended acceptance of an offer of \$150,00.00 as compensation to be paid by the developer for consolidation with the adjacent lands (\$24.15 per sq. ft.).

For Council's information, the triangular portion shown as 525.5 m² on the sketch is intended to be used for buffer purposes only and the existing trees are to be protected by a covenant.


D. G. Stenson
ACTING DIRECTOR
PLANNING AND BUILDING

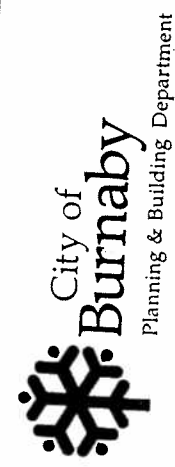
CS:hr
Att.

cc: City Solicitor
Director Finance



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Date: 1992 NOVEMBER
 Scale: 1:2000
 Drawn By: C.S.



SUBDIVISION REF. # 19/92

