

TO: CITY MANAGER 1994 May 26

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: REZONING REFERENCE #49/93
SUBDIVISION REFERENCE #104/93
ROAD CLOSURE REFERENCE #1/94
Lochdale Community Hall
490 & 516 Sperling Avenue and Adjacent Lane Allowance

HIGHWAY EXCHANGE AND CONSOLIDATION

PURPOSE: To obtain Council authority for the preparation and introduction of a Highway Exchange Bylaw and for the consolidation of all City properties into one site.

RECOMMENDATIONS:

1. **THAT** Council authorize the preparation and introduction of a Highway Exchange Bylaw involving the closure of the north-south lane allowance abutting the subject site in exchange for the dedication of lane widening, subject to the conditions outlined in this report.
2. **THAT** Council authorize the preparation of highway exchange bylaw plans and consolidation plans by the Engineering Department.

R E P O R T

On 1993 November 15 Council authorized the preparation of rezoning bylaws and their advancement to a Public Hearing on December 21 which involved the rezoning of a number of City-owned properties to bring the zoning into conformance with their designated park use to permit the lands to be used for park and public use purposes. One of these sites involved the Lochdale Community Hall. Second Reading of the rezoning bylaw was given on 1994 January 10.

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As part of the completion of the preliminary review of this site by other departments to whom rezoning and consolidation applications are forwarded, it has been determined that the closure of the adjacent north-south lane allowance to the rear of the subject two lots, as well as the consolidation of these lots and the lane closure area into one lot, will be necessary in order to achieve the maximum allowable parking stalls to be provided in order to bring this site into conformance with the Zoning Bylaw regulations (see attached sketch).

Reports of the proposed lane closure were circulated to various City departments and outside agencies having an interest in the subject lane. There are no utilities that will be affected by the proposed closure.

The proposed closure will be contingent upon completion by the City of the following conditions:

1. Dedication of land from 490 Sperling Avenue for the widening of the adjacent existing east-west lane allowance.
2. Consolidation of the lane closure area with 490 and 516 Sperling Avenue.
3. Preparation of all necessary highway exchange bylaw plans and consolidation plans by the Engineering Department.
4. Payment of the necessary registration costs associated with the highway exchange bylaw and consolidation.

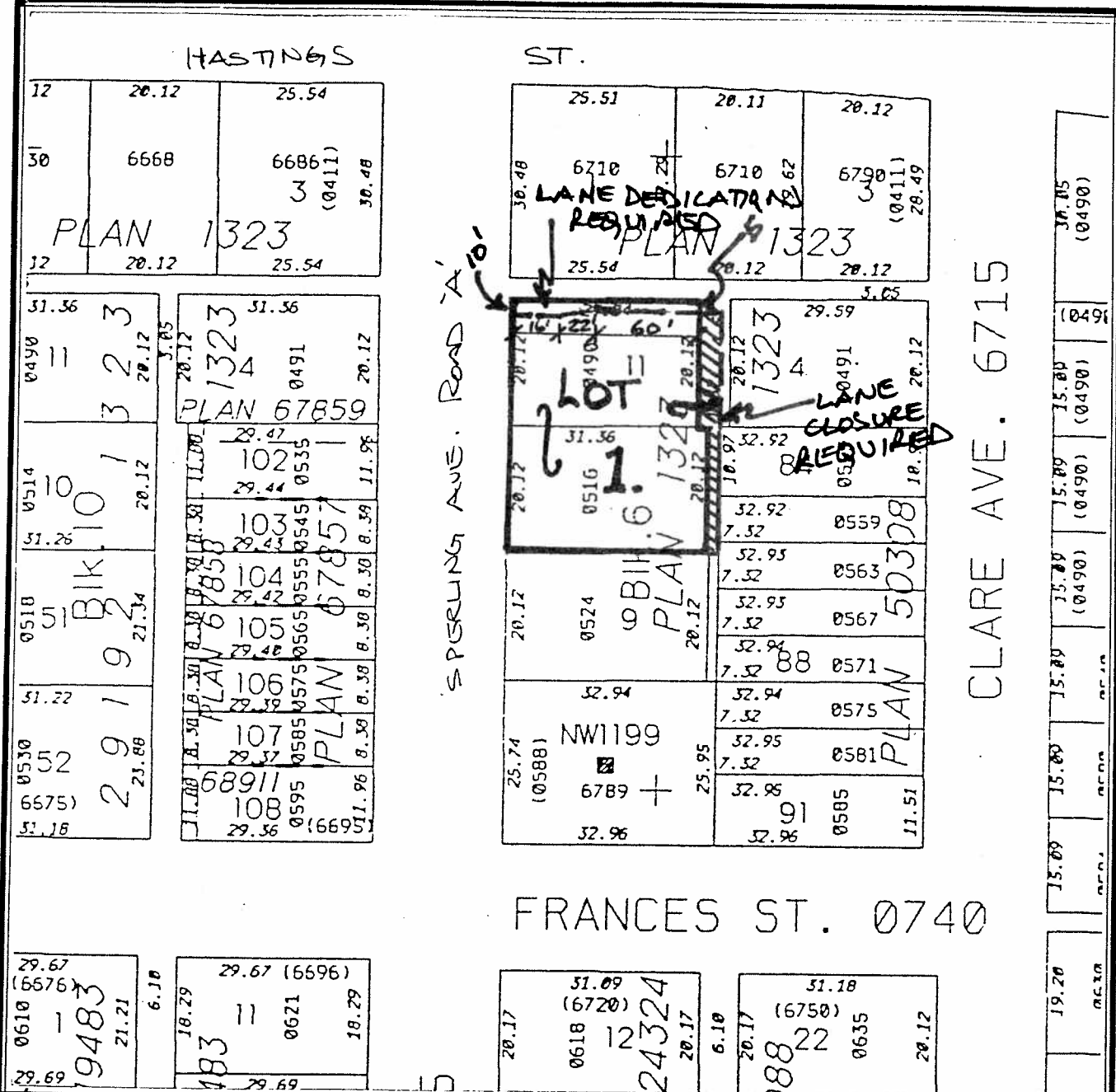
In order to continue with the advancement of the rezoning bylaw for the subject site, it will be necessary to pursue the preparation and introduction of a Highway Exchange Bylaw and the consolidation of the properties and lane closure area into one lot.



D. G. Stenson
DIRECTOR PLANNING & BUILDING

CMM:
Att.

cc: City Solicitor
Director Engineering
Director Finance



Date: 1993 DEC.
REVISIO 1994 JAN.

Scale:
1 : 1000m

Drawn By:
C. M. M.



City of
Burnaby
Planning & Building Dept.

D.L.	206
BLK.	6
LOTS	10 & 11
PLAN	1323

S.D. # 104/93

X. REF. R.Z. # 49/93
X. REF. R.C. # 1/94
PROPOSED ZONING: P3

