

TO: City Manager 1994 April 27

FROM: Director Planning and Building

SUBJECT: REZONING REFERENCE #18/93
SUBDIVISION REFERENCE #1/94
ROAD CLOSURE REFERENCE #2/94
HIGHWAY EXCHANGE BYLAW

PURPOSE: To seek Council authority for the preparation and introduction of a Highway Exchange Bylaw and to advise Council of the recommended value for the net lane closure area.

RECOMMENDATIONS:

1. THAT Council authorize the preparation and introduction of a Highway Exchange Bylaw, subject to the terms outlined in this report.
2. THAT Council approve the land value for the net lane closure area as outlined in this report.

R E P O R T

With reference to the subject rezoning application, Council, on 1993 December 20 authorized the preparation and advancement of a Rezoning Bylaw to First Reading on 1994 January 10 and to a Public Hearing on 1994 February 01 for the properties shown on the attached sketch.

Part of the site assembly includes the closure and incorporation of the redundant lane allowance with the properties within the subject rezoning.

Reports of the lane closure were circulated to various departments and agencies having an interest in these matters. In this regard, the following conditions are to be fulfilled by the developer:

1. Dedication of a 0.77m wide portion of the subject site along its easterly boundary between 18th and 17th Avenues.


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2. Consolidation of the lane closure area within the subject site.
3. Payment of compensation to the City in the amount of \$43.00 per square foot for the net lane closure area (lane closure area of approximately 254.4m² minus road dedication area of approximately 67m² = 187.4m² = 2,017.22 sq. ft. x \$43.00 = approximately \$86,740.46). Final areas are to be confirmed on the Highway Exchange Bylaw plan.
4. Removal of all existing utilities from the lane closure area.
5. Until the existing sanitary sewer is relocated from the lane closure area, a temporary sewer right-of-way is to be provided.
6. Submission of all necessary Highway Exchange Bylaw plans and consolidation plans.
7. Execution of all necessary documents involved with the highway exchange.
8. Payment of all legal and survey costs by the developer.

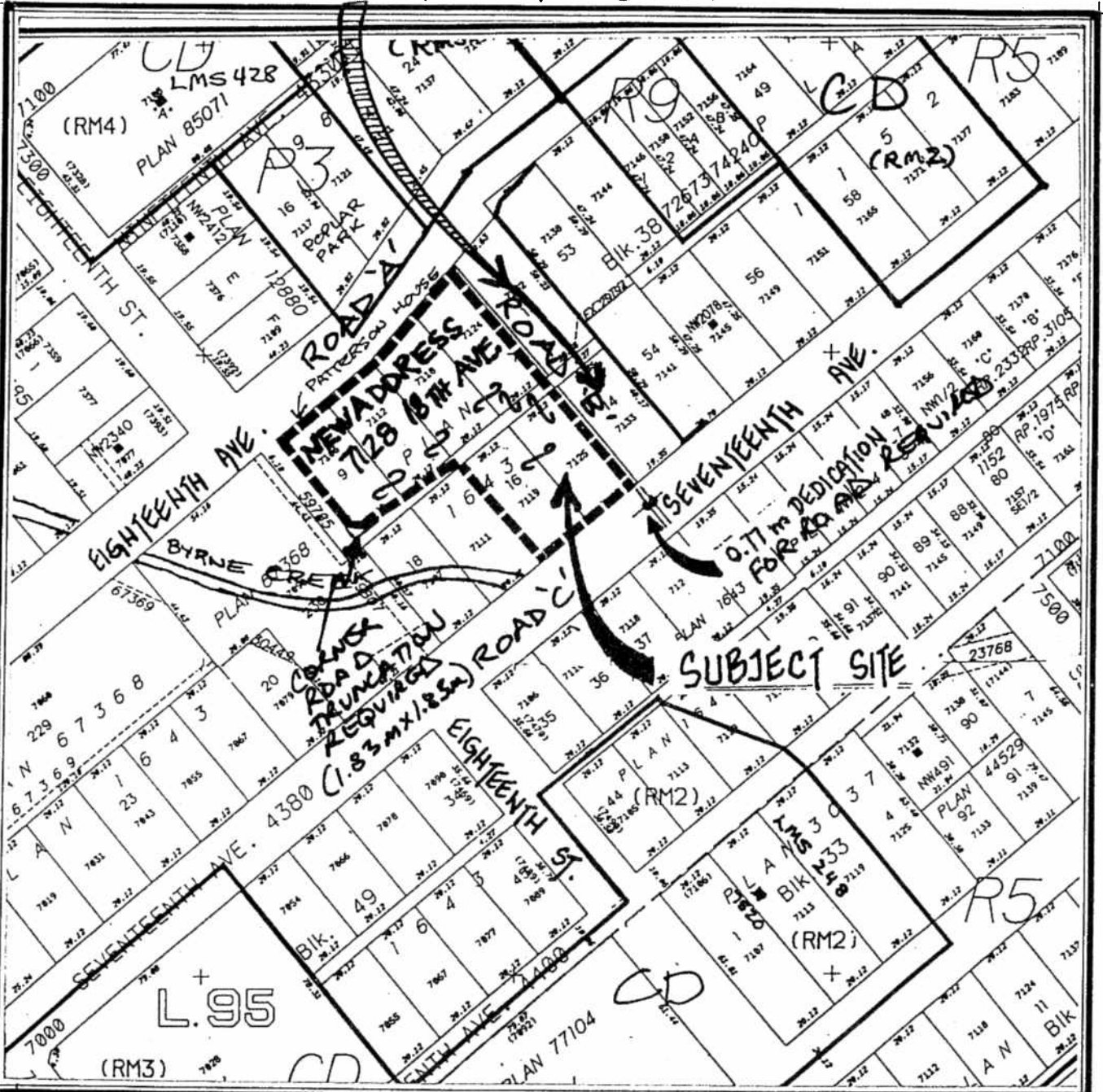
The Planning and Building Department has received the developer's written concurrence with the above conditions.



 D. G. Stenson
 Director
 Planning and Building

CMM:
Att.

cc: City Solicitor
 Director Administrative and Community Services
 Director Engineering
 Director Finance

ROAD DEDICATION REQUIRED (CITY PROPERTIES)



 **City of Burnaby**
Planning & Building Dept.

D.L. 95
LOTS 9, 10, 11, 12, 15 & 16
PLAN 1643
& LANE CLOSURE AREA

S.D. REF. # 1194
X. REF. R.Z. REF. # 18/93
X. REF. R.C. REF. # 2194

PROPOSED ZONING: CD
(CRM3, EDMONDS TOWN
CENTRE GUIDELINES, AND
DEVELOPMENT PLAN)

