

**SUBJECT: BURNABY LAKE ARENA COMPLEX -
CONSOLIDATION OF 3676 AND 3702 KENSINGTON AVENUE,
LOTS 158 AND REM. LOT 159, PLAN 24753, N.W.D.**

RECOMMENDATIONS:

1. THAT Council be requested to authorize the consolidation of the two properties at 3676 and 3702 Kensington Avenue, Lot 158 and Rem. Lot 159, Plan 24753, N.W.D. as outlined in this report.
2. THAT Council be requested to authorize the Director Engineering to arrange for preparation of the consolidation plans and any necessary right-of-way plans in favour of the City.

REPORT

The construction of the new arena building at the Burnaby Lake Arena Complex is now underway. There are two City lots involved at this site--3676 and 3702 Kensington Avenue. The placement of the new structure on the site will result in a building which straddles the two City lots. The situation of the building on the site in relation to the two properties is illustrated on Attachment #1. Under the National Building Code, if the situation were to remain as is, a fire wall would be required between the new and existing arena buildings. Also, under the regulations of the Burnaby Zoning Bylaw 1965 this situation is not permitted, therefore, it is necessary that the two lots be consolidated into one legal parcel to conform to City and National Building Code regulations.

At the time of consolidation it is the usual practice to identify and register any rights-of-way or easements required to protect access to existing or proposed utilities. In this case, two new statutory rights-of-way in favour of the City of Burnaby are required over a portion of the new consolidated lot for an existing storm sewer and a City water main which will service the new building and a new fire hydrant on Kensington Avenue.

The proposed statutory rights-of-way, shown on Attachment #2 traverse open lawn and parking areas. As the new water main and fire hydrant will be installed during the current construction, it is anticipated that there will be no impacts to the park grounds or mitigation required as a result of the granting of these rights-of-way.

In conclusion, the siting and construction of the new arena building at Burnaby Lake Sports Complex requires that the two City properties on which the new arena building is to be constructed be consolidated into one legal parcel. Council authorization is required, consequently, staff recommend that the Commission request Council to authorize the consolidation and the preparation of the consolidation plans and any necessary right-of-way plans.

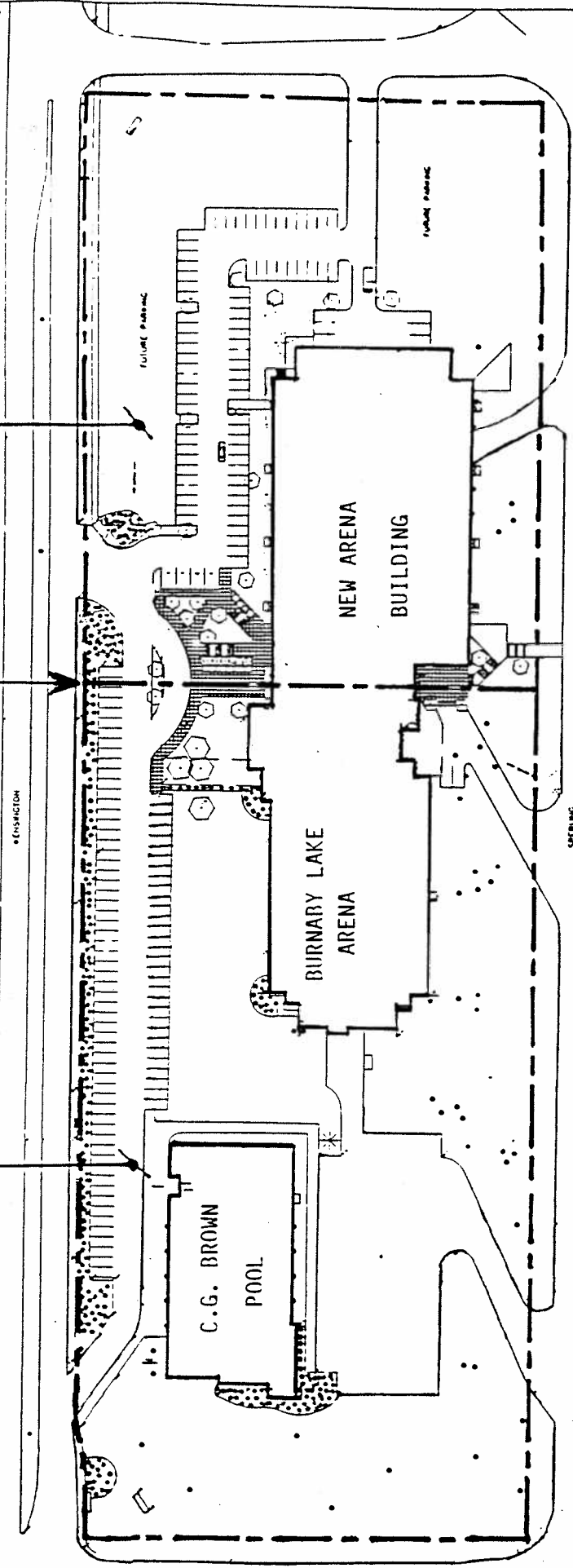
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Attachments (2)
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cc: Director Planning and Building
Director Engineering

PROPERTY LINE (to be removed via Consolidation)

3702 KENSINGTON AVENUE

3676 KENSINGTON AVENUE



ITEM ~~3~~
 DIRECTOR'S REPORT NO. 15
 COMMISSION MEETING 96/08/21



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SITE PLAN

SEPT 18 1993

BURNABY LAKE ARENA COMPLEX - SITE CONSOLIDATION

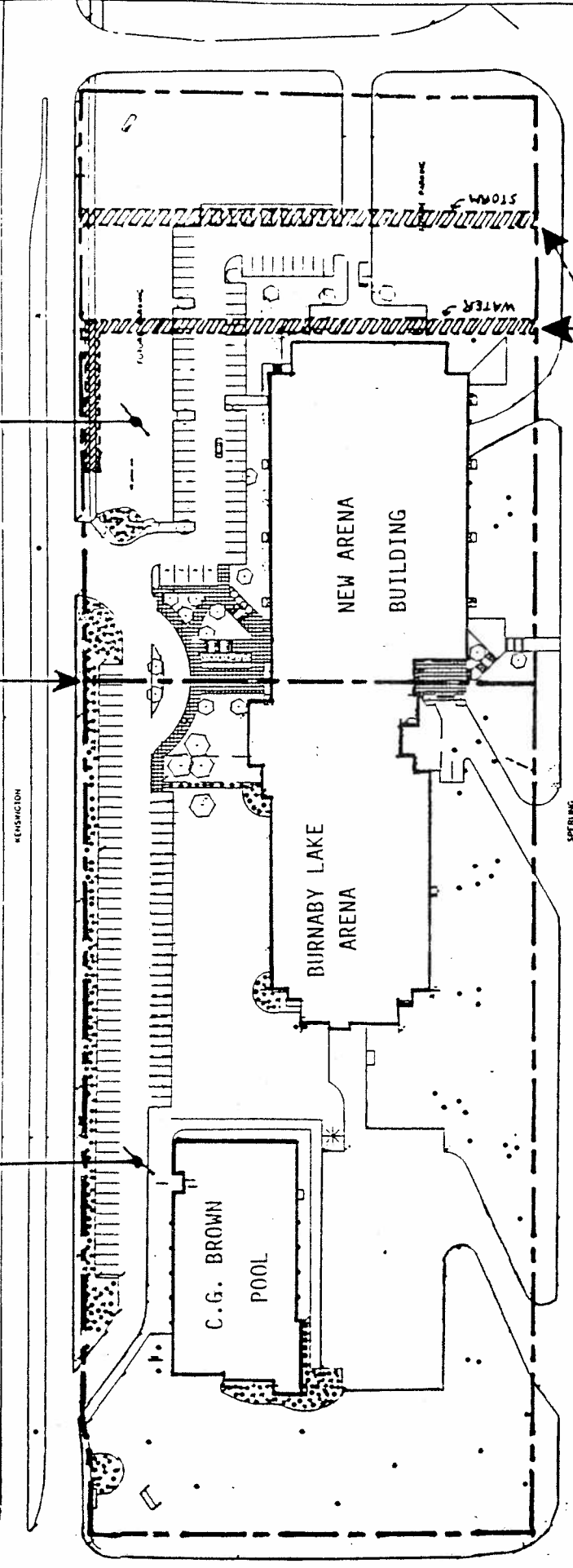
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c/p architects

PROPERTY LINE (to be removed via consolidation)

3676 KENSINGTON AVENUE

3702 KENSINGTON AVENUE



SITE PLAN

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 DIRECTOR'S REPORT NO. 15
 COMMISSION MEETING 96/08/24

c/p architects

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BURNABY LAKE ARENA COMPLEX - SITE CONSOLIDATION R.O.W. REQUIREMENTS