

TO: CITY MANAGER 2001 April 03

FROM: APPROVING OFFICER

SUBJECT: ROAD CLOSURE REFERENCE #00-4
X-REFERENCES: PPA #00-269 & SUB #01-17
Closure of a Portion of the Unopened 11th Avenue Road Allowance at Canada Way and Dedication for the Widening of Canada Way

PURPOSE: To seek Council authority for the closure of a portion of the unopened 11th Avenue road allowance and consolidation with 7837 Canada Way as well as the dedication of a portion of 7837 Canada Way for road widening.

RECOMMENDATIONS:

1. **THAT** Council authorize the preparation and introduction of a Highway Exchange Bylaw involving the closure of a portion of the 11th Avenue road allowance and dedication of a portion of 7837 Canada Way for road widening subject to the conditions outlined in this report.

REPORT

1.0 Background:

The Planning Department is in receipt of an application for Preliminary Plan Approval for the construction of the Free Serbian Orthodox Church at 7837 Canada Way. During the processing of this application, discussions with Board Members of the Church arose over the City requiring a dedication from their property for the widening of Canada Way for the purpose of creating a left-turn storage lane on Canada Way. During these same discussions, the applicant inquired about the possibility of closing a portion of the unopened 11th Avenue road allowance and the decision was made to circulate the proposal using the Highway Exchange process (see *attached* sketch).

Council will recall that at its meeting of 2001 March 26, a rezoning report (Rezoning Reference #01-01) was adopted which recommended rezoning a portion of the 11th Avenue road allowance from R5 Residential District to P5 Community Institutional District to bring it into conformance with the planned land consolidation and church development.

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Reports of the proposed closure were circulated to the various agencies having an interest and we have been informed that there are utilities located within the road allowance that will require protection via easements.

2.0 **Current Situation:**

When all the reports were received, the Planning and Building Department sent a letter to the applicant stating that the proposed Highway Exchange would be contingent upon the following conditions:

1. Dedication of a portion of 7837 Canada Way for the widening of Canada Way and the consolidation of the closed portion of the 11th Avenue road allowance with 7837 Canada Way.
2. Payment of compensation to the City in the amount of \$160,000.00 (\pm \$21.06 per sq. ft.) plus GST. and PTT.
3. Registration of statutory rights-of-way for B. C. Hydro, Telus and the Greater Vancouver Regional District.
4. Submission of all necessary Highway Exchange Bylaw plans, consolidation plans and right-of-way plans.
5. Submission of an up-to-date Title Search for 7837 Canada Way.
6. The necessary Transfer documents and Property Transfer Tax form (for the closure area) will be prepared by the City Solicitor after the plans mentioned in Item #4 above have been received and the Highway Exchange Bylaw prepared, given all four readings by Council.
7. Payment of all the registration and document preparation fees prior to registration of the plan.
8. A Final Examination Fee of \$100.00 must be submitted to Planning.
9. All outstanding taxes must be paid.

The Planning and Building Department has received written concurrence to the above-referenced conditions from the applicant.

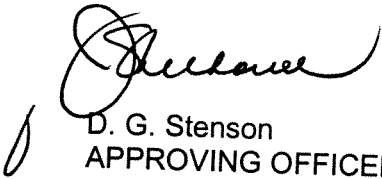
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During meetings with the Board Members of the Free Serbian Orthodox Church, several discussions regarding the prominent granite wall fence which is partially on the property at 7837 Canada Way, as well as within the Canada Way road allowance, have taken place. The existing location of this wall will conflict with the plan to widen Canada Way. Although the condition of the wall is variable, the Heritage Planner has advised that it does retain some heritage value in this particular area of East Burnaby. Representatives of the church have agreed to review the possible inclusion of a relocated wall as part of a revised landscape plan. At the conclusion of this review, a further report on the conservation of the wall will be submitted to Council, if necessary.

It is recommended that Council authorize the introduction of a Highway Exchange Bylaw to pursue the closure and sale of the redundant portion of the unopened 11th Avenue road allowance, as well as the dedication required for the future widening of Canada Way.


D. G. Stenson
APPROVING OFFICER

SAM:hr
Attach.

cc: City Solicitor
Director Engineering
Director Finance
PPA #00-269
Heritage Planner

