

TO: CITY MANAGER

2002 August 06

FROM: APPROVING OFFICER

**SUBJECT: ROAD CLOSURE REFERENCE #01-5
Proposed Closure of Redundant Lane Allowance and the
Dedication of Property from 7893 - 6th Street**

PURPOSE: To seek Council authority to close a portion of redundant lane allowance which is proposed to be consolidated with 7893 - 6th Street as well as dedication of property from 7893 - 6th Street for future intersection improvements at 6th Street and 10th Avenue.

RECOMMENDATION:

1. **THAT** Council authorize the introduction of a Highway Exchange Bylaw for the closure of a redundant lane allowance and the dedication of property as outlined in this report.

REPORT

1.0 Background:

This department is in receipt of an application for Preliminary Plan Approval for the redevelopment of three properties, 7865, 7871 and 7893 - 6th Street for office/retail use as shown on the *attached* sketch. In several meetings with staff, the applicant agreed to pursue a Highway Exchange with the City so that we could obtain the necessary dedication of property for the future intersection improvements at 6th Street and 10th Avenue. It should be noted that the development proposed by the applicant could proceed without the redundant lane allowance and meet all the requirements of the Zoning Bylaw for its proposed size and siting. However, given the advantage to the developer of a final, rationalized site and the City needs relative to the intersection improvements, the Highway Exchange is being pursued at this time. The application for Preliminary Plan Approval and Building Permit are continuing to be processed and reflect the proposed lane closure, consolidation of the closure area with the lot, as well as the dedication of a portion of their property adjacent 10th Avenue.

Notice of this proposed Highway Exchange was circulated to the various internal departments and relevant external agencies for their comments.

2.0 Current Situation:

All of the reports from the internal departments and relevant external agencies have been received and the Highway Exchange would be contingent upon completion of the following conditions:

- a) Consolidation of the closed lane allowance with 7885 - 10th Avenue (the proposed new address of the consolidated site).
- b) The granting of a 4.5m statutory right-of-way to the City for a sewer utility which is located within the lane allowance.
- c) Submission of the necessary Highway Exchange Bylaw plans, consolidation plans and right-of-way plans.
- d) Payment of all document preparation costs and registration fees.
- e) Payment of the required Provincial Property Transfer tax.

The applicant, in a letter dated 2002 August 01, has agreed to all of the requisite conditions of this highway exchange.

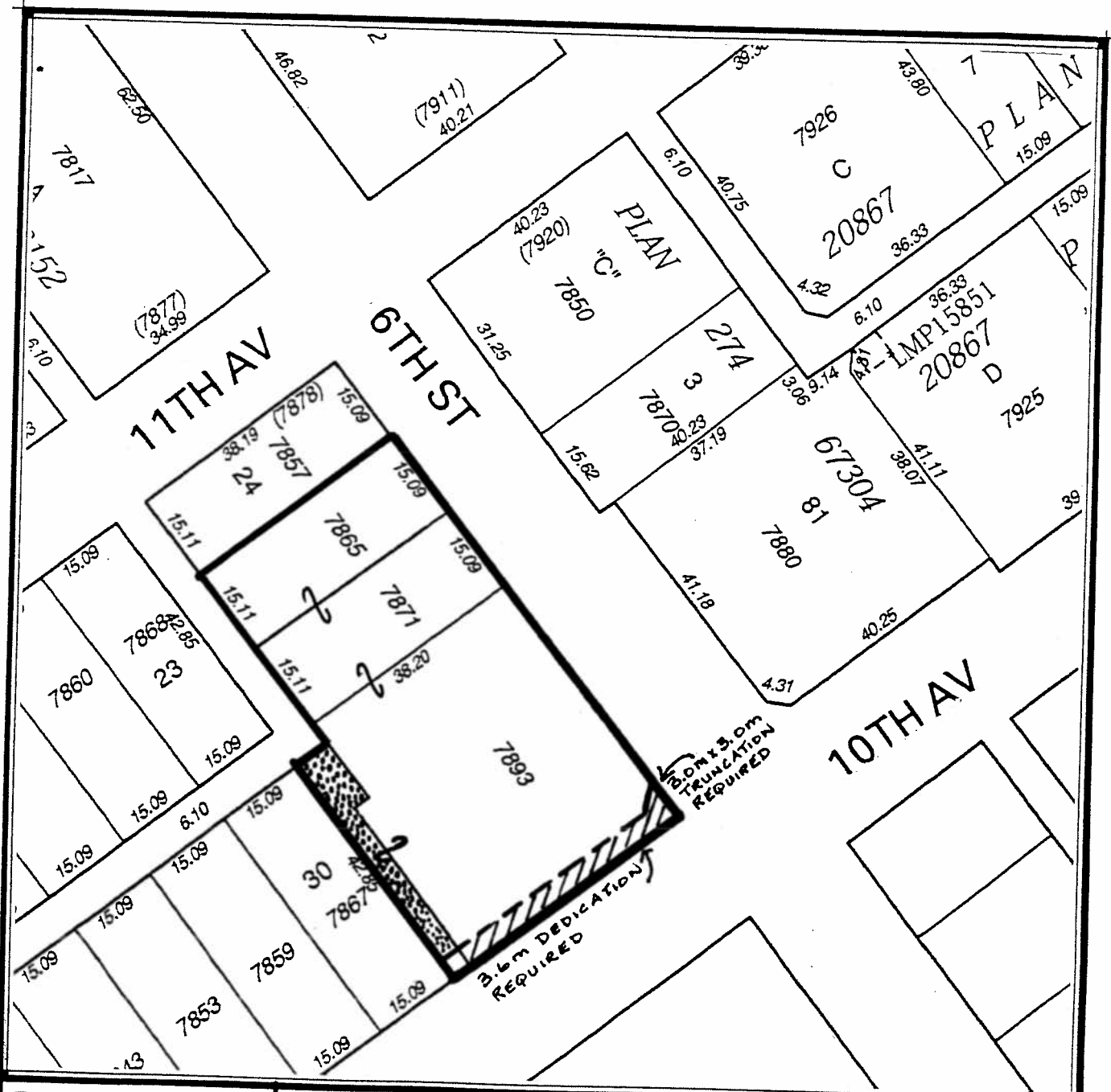
3.0 Conclusion:

Given the advantage to the applicant for a rationalized, consolidated site and to the City with respect to the future intersection improvements for 6th Street and 10th Avenue, it is recommended that Council authorize the introduction of the Highway Exchange Bylaw .


I.S. Belhouse
APPROVING OFFICER

SAM:hr
Attachment

cc: City Solicitor
Director Engineering
PPA #01-185



Date:
2001 June 29

Scale:
1:1000

Drawn By:
sam



City of
Burnaby
 Planning & Building Dept.

ROAD CLOSURE 01-5



Lane Closure



Road Dedication

