

TO: CITY MANAGER

2002 January 28

FROM: APPROVING OFFICER

**SUBJECT: SUBDIVISION REFERENCE #01-40
 REZONING REFERENCE #01-16
 ROAD CLOSURE REFERENCE #01-6
 7106, 7112, 7118, 7124, 7132, 7138, 7144 Stride Avenue
 Highway Exchange Bylaw and Statutory Rights-of-Way**

PURPOSE: To advise Council of the recommended value for the net road closure area and to seek Council Authority for registration of statutory rights-of-way on City land.

RECOMMENDATIONS:

1. **THAT** Council approve the land value for the net road closure area as outlined in Section 2.0 of this report.
2. **THAT** Council authorize registration of statutory rights-of-way required for sewer and water purposes within the City lot addressed 7095 - 14th Avenue.

REPORT

1.0 Background:

With reference to the subject rezoning application for a stacked townhouse development, Council on 2001 October 01, adopted the recommendation in Manager's Report No. 24, Item 09, in particular:

“That the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 4.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw. “

The above refers to the closure and sale of portion of 18th Street for consolidation with the subject site in exchange for corner truncation dedications at Stride Ave and 17th Street and at 17th Street and the lane (see *attached* sketch).

CITY MANAGER

Re: SUB #01-40; REZ #01-16; ROD #01-6
7106, 7112, 7118, 7124, 7132, 7138, 7144 Stride Avenue
Highway Exchange Bylaw and Statutory Rights-of-Way
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2.0 Highway Exchange:

A land value of \$31.00 per square foot for the net gain in area has been established by the City Solicitor and is the recommended compensation to be submitted by the developer. The Solicitor advises that the value is reflective of the price paid for the adjacent private lands within the consolidated site by the applicant. From a preliminary calculation, approximately 2,508 square feet would be the net gain which would result in an amount of \$77,748.00. However, the final payment will be based on actual survey information.

We have received the developer's written concurrence with this amount. The developer will be responsible for all legal and survey costs associated with the closure, dedication and site consolidation.

3.0 Statutory Rights-of-Way:

The Engineering department has reviewed the servicing requirements of the proposed rezoning development and have identified the need for a statutory right-of-way for sewerage and drainage purpose across a undeveloped City lot addressed 7095 - 14th Avenue (shown on sketch). As a condition of rezoning the developer will design and construct the storm sewer utility and be responsible for all legal and survey costs associated with the statutory right-of-way.

Additionally, an existing watermain is located within the same City lot (see sketch) which should be protected by statutory right-of-way. This is not a requirement of the subject rezoning, but is a "housekeeping" issue which can be accommodated at this time and will link to the existing statutory rights-of-way abutting the site.

4.0 Conclusions:

In order that the Highway Exchange Bylaw may be prepared and advanced for its required readings and public notification process, we are seeking Council approval of the land value as mentioned in Section 2.0 above.

In order to provide sewerage and drainage to the proposed development, City Council approval is required to proceed with the registration of the statutory right-of-way for sewerage and drainage purpose and the approval of a statutory right-of-way for the existing watermain on the City owned property 7095 - 14th Avenue as described in Section 3.0 above.

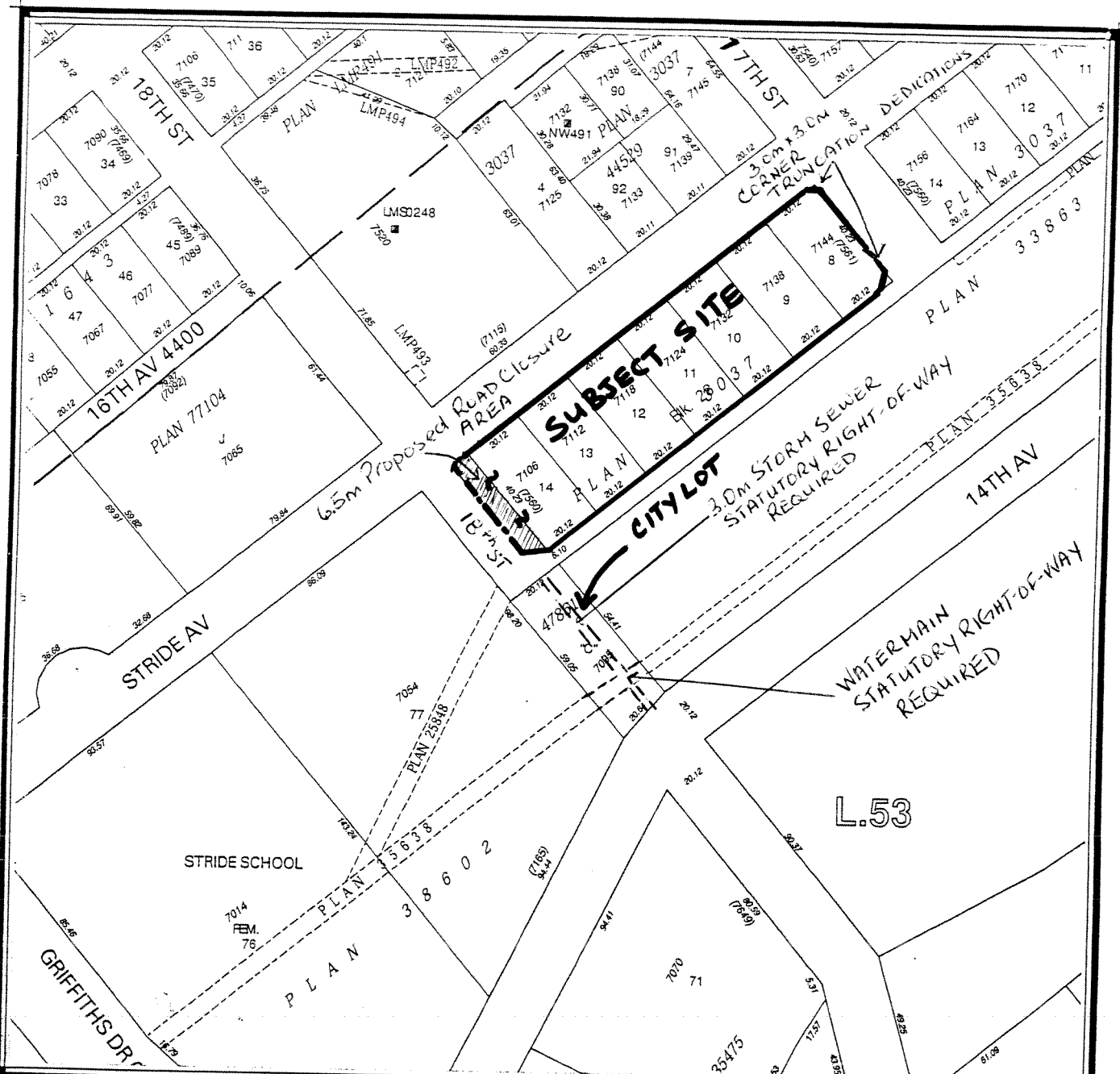

J.S. Belhouse
APPROVING OFFICER

KB:hr

Att.

cc: Director Engineering
Director Finance
City Solicitor

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Date:
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Drawn By:
KAB



City of Burnaby
Planning & Building Dept.

Highway Exchange and
Statutory Rights-of-way

7106-7144 Stride Ave

Subdivision #01-40
REZONING # 01-16
Road Closure #01-6

