

TO: CITY MANAGER

2004 March 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: SUBDIVISION REFERENCE #02-39
4930 Belleville Avenue

PURPOSE: To obtain Council authority for the closure of a portion of Belleville Avenue and consolidation with the City-owned property at 4930 Belleville Avenue for future sale.

RECOMMENDATION:

1. **THAT** Council authorize the Introduction of a Road Closing Bylaw involving the closure of a portion of road allowance adjacent 4930 Belleville Avenue and the dedication of a portion of the lot as road allowance, subject to the conditions outlined in this report.
2. **THAT** Council authorize the Director Engineering to prepare the required survey plans including road closing bylaw, subdivision and statutory right-of-way plans.
3. **THAT** Council authorize the design and construction of the required servicing works as outlined in this report.
4. **THAT** Council authorize the granting of a statutory right-of-way to B.C. Hydro and Telus for protection of their utilities as outlined in this report.
5. **THAT** Council authorize expenditures not to exceed \$110,750.00 for the servicing of the City lot at 4930 Belleville Avenue.

REPORT

1.0 Background Information:

The City lot located at 4930 Belleville Avenue has been owned by the City for many years. The lot is vacant and is in the R5 Residential Zoning District which, on its own, can support a single-family dwelling. The lot is 10.06 m (33 ft.) wide and has a depth of 69.52 m (228.08 ft.) which results in a narrow but deep lot. Adjacent the site is a 10.06 m road allowance as shown on the *attached* Sketch #1. If a portion of this road allowance were consolidated with the existing lot, it would create a more suitable building envelope and marketable property.

The balance of the road allowance is of sufficient width for a lane allowance. In addition, a portion of the City lot would be dedicated as road for the future construction of a cul-de-sac on Belleville Avenue. The Planning and Building Department has recently received inquiries from the public concerning the possible sale of this lot and completed a servicing review of the parcel. This report outlines the results of this review.

2.0 Road Closure:

Closure of a 3.96 m portion of the flanking road allowance for consolidation with the subject lot and dedication of a portion of the property as road allowance as shown on the attached Sketch #1 is considered to maximize the marketability of the lot. This would leave a standard lane allowance width of 6.10 metres. This configuration has been circulated to various internal departments and external agencies for review and identified the required relocation of a Hydro/Telus pole within the proposed closure area, along with provision of a statutory right-of-way for the protection of their utility. If Council authorizes the introduction of a Road Closing Bylaw, City staff would pursue the presentation of the Road Closing Bylaw to Council, the legal notification to the public pursuant to Section 40 (3) of the Community Charter and the legal documentation such as surveys and the necessary transfers of land. As the property is City owned, no payment for the closure area would be required. A small dedication of the City property for the required Belleville Avenue cul-de-sac road allowance would occur through completion of subdivision plan.

3.0 Servicing Requirements:

The Director Engineering has conducted an initial review of the site and provided preliminary servicing requirements for the lot. The servicing requirements include, but are not necessarily limited to, the construction of a storm water main, sanitary, water, and storm connections to the lot pavement of Belleville Avenue, construction of a curb and sidewalk on Smith Avenue adjacent the site and the reconstruction of the lane. The Director Engineering would be requested to provide the design and construction of these services. In addition, the Engineering Department would prepare the required legal surveys to include road closing bylaw plan, subdivision plan and the required statutory rights-of-way plans and explanatory plan.

The cost of servicing the consolidated City lot is estimated at \$100,710.00. In addition, B.C. Hydro and Telus costs are estimated at \$8,770.00 for the relocation of a hydro/telus pole located within the closure area and reconnection of service to 3798 Price Street from Price Street rather than from the existing pole. The relocation of the pole adjacent to Smith Avenue causes a reconnection issue to this property, as the service cannot be located over the existing sundeck at this home. The owners of 3798 Price Street would be notified of this change to their service. The document preparation and registration costs are approximately \$1,270.00. The total costs for the servicing is therefore estimated at \$110,750.00.

If the work were not done as part of the servicing of the subject lot, the enclosure of the existing ditch within the lane allowance and the upgrading of the flanking lane would be the future

responsibility of the City at the time when Belleville Avenue would be the subject of a Local Improvement Program.

4.0 Statutory Rights-of-Way:

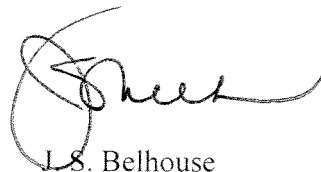
The relocation of the pole and guy wire will require a statutory right-of-way to be registered at the Land Title Office as shown on the attached Sketch# 1. The Engineering Department will be requested to prepare the necessary statutory rights-of-way survey plans and B.C. Hydro and Telus will provide the documentation for execution by the City Clerk on behalf of the City prior to the completion of the Subdivision. It is recommended that Council authorize the granting of a statutory right-of-way to B.C. Hydro and Telus on the City lot.

5.0 Financing:

Sufficient Land Assembly Reserve funds are available and this project can be accommodated within the Miscellaneous Servicing and Development component of the 2004 - 2008 Provisional Capital Program. It is recommended that Council authorize the expenditure of \$110,750.00 for servicing of the City lot at 4930 Belleville Avenue.

6.0 Sale of the City Lot:

Upon finalization of the subdivision and the consolidation of the Road Closure area with the City lot, the City Solicitor would prepare a further report seeking Council approval of a minimum acceptable bid price for the property in preparation for its sale through public tender. The sale and development of the consolidated lot for a single-family home will improve the utility and marketing of the vacant lot, complete needed utilities and offer tax revenue to the City.



J.S. Belhouse
Director Planning and Building

KB/JSB:hr
Att.

cc: Chief Building Inspector
Director Engineering
Director Engineering, Environmental Services Division
City Solicitor
Director Finance

PRICE ST

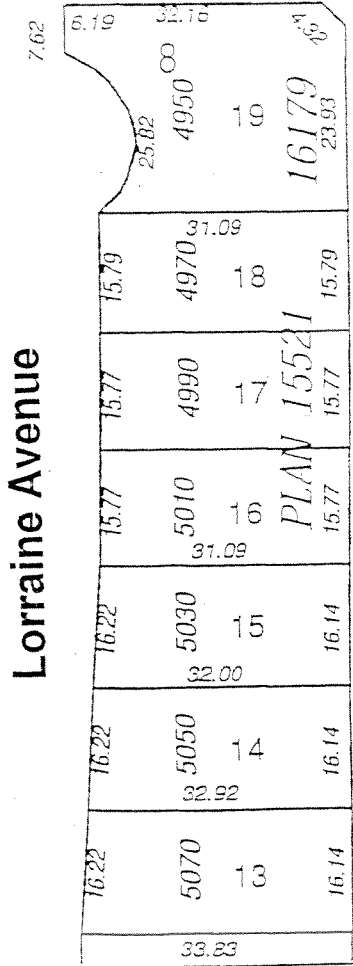
3700

2.19	12.19	12.19	12.19	12.19	12.20	12.20	12.20	12.20	18.29	18.29	12.19	25.18
3736	3738	3744	3748	3752	3772	3782	3790	3798	(4929)	30.17		
14		1	1	2	3							
2.19	12.19	12.19	12.19	12.19	12.20	12.19	11.20	18.29	18.29	12.19	25.24	

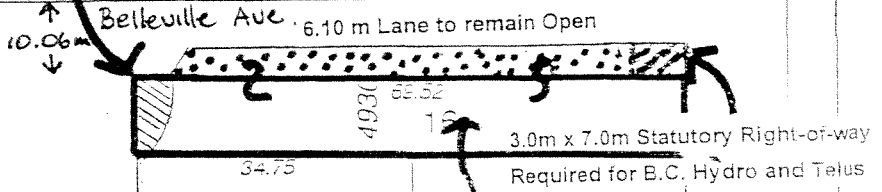
4900

Road Dedication and 3.0m x 3.0 m Corner Truncation Required

9479 PLAN 84795



Lorraine Avenue



BELLEVILLE AV

SMITH AV

Subject Lot

Date: 2004 March 02

Scale: 1: 1000

Drawn By: KAB

BURNABY
 Planning & Building Inspection Department

4930 Belleville Avenue (City Lot)
 Subdivision Reference # 02-39
 Road Closure Reference # 02-8

ROAD CLOSURE AREA

ROAD DEDICATION AREA

Sketch # 1

Z 2