

TO: CITY MANAGER **DATE:** 2006 March 01

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PC 87000 05
Reference: **ROD #05-4**

SUBJECT: **ROAD CLOSURE REFERENCE #05-4**
SUBDIVISION REFERENCE #05-15
9828/35/58/88 Gatineau Place; 9850 Austin Road; 9755 Lougheed Highway

PURPOSE: To obtain Council authority to introduce a Burnaby Highway Closure Bylaw to close the southern portion of the Gatineau Place cul-de-sac bulb for consolidation with 9828 Gatineau Place.

RECOMMENDATION:

1. **THAT** Council authorize the introduction of a Burnaby Highway Closure Bylaw involving the closure of the southern portion of the Gatineau Place cul-de-sac bulb abutting 9828 Gatineau Place.

REPORT

Council, at its regular meeting of 2000 March 13, ratified the *Burnaby Access Agreement*. This legal agreement between the City of Burnaby, TransLink, and RTP 2000 Limited outlined commitments to be fulfilled by each party with respect to the design and construction of the Millennium SkyTrain Line. The City entered this agreement with the objective of achieving the best possible integration of the system within the City.

One element included in *Schedule A3 – Lougheed Town Centre Station* of the *Burnaby Access Agreement* was the extension of Gatineau Place (formerly Government Road) northeast from what was a cul-de-sac to Austin Road. This section of road is required to provide bus and car access to Lougheed Town Centre Station.

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Under the terms of the Burnaby Access Agreement, RTP 2000 Limited was to purchase the road right-of-way and construct the road. In return the City was to provide RTP 2000 Limited with the small southern portion of Gatineau Place cul-de-sac which is to be closed and consolidated with 9828 Gatineau Place (shown on the attached Sketch #2). RTP 2000 Limited have since constructed the Lougheed Town Centre Station, purchased the property for the road, and constructed the road.

Resulting from a request from RTP 2000 Limited, on 2005 August 15, Council, at its regular meeting, authorized staff to obtain special authority to write off the property tax on the road right-of-way designated as 9835 Gatineau Place. At that time staff anticipated that the subdivision requirements for the said application, including the dedication of 9835 Gatineau Place as road, would have been completed prior to the end of 2005. This has not occurred.

Although there has been significant progress in processing the property currently being used for this section of Gatineau Place, it has not yet been dedicated as road due to the extraordinary series of associated statutory rights-of-way issues related to the completion of this property transaction, including an associated subdivision/consolidation of related properties.

The subject subdivision will be processed in two phases, as shown on the attached sketches, as follows:

Phase 1 (See Sketch #1)

To permit the dedication of 9835 Gatineau Place as road to occur now, and to eliminate any further property tax on the operating road right-of-way addressed at 9835 Gatineau Place.

Phase 2 (See Sketch #2)

To permit the remainder of the subdivision requirements to be completed, creating Lot A (vacant land), Lot 1 (SkyTrain Station), and Lot 2 (Bus Loop Site):

Processing Subdivision Reference #05-15 in two phases will allow the two issues to be separated; this will relieve future taxes on 9835 Gatineau Place prior to the completion of the subdivision application.

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CONCLUSION:

The Planning and Building Department recommends that Council authorize the introduction of a Burnaby Highway Closure Bylaw to permit the closure of the southern portion of the Gatineau Place cul-de-sac bulb for consolidation with 9828 Gatineau Place.

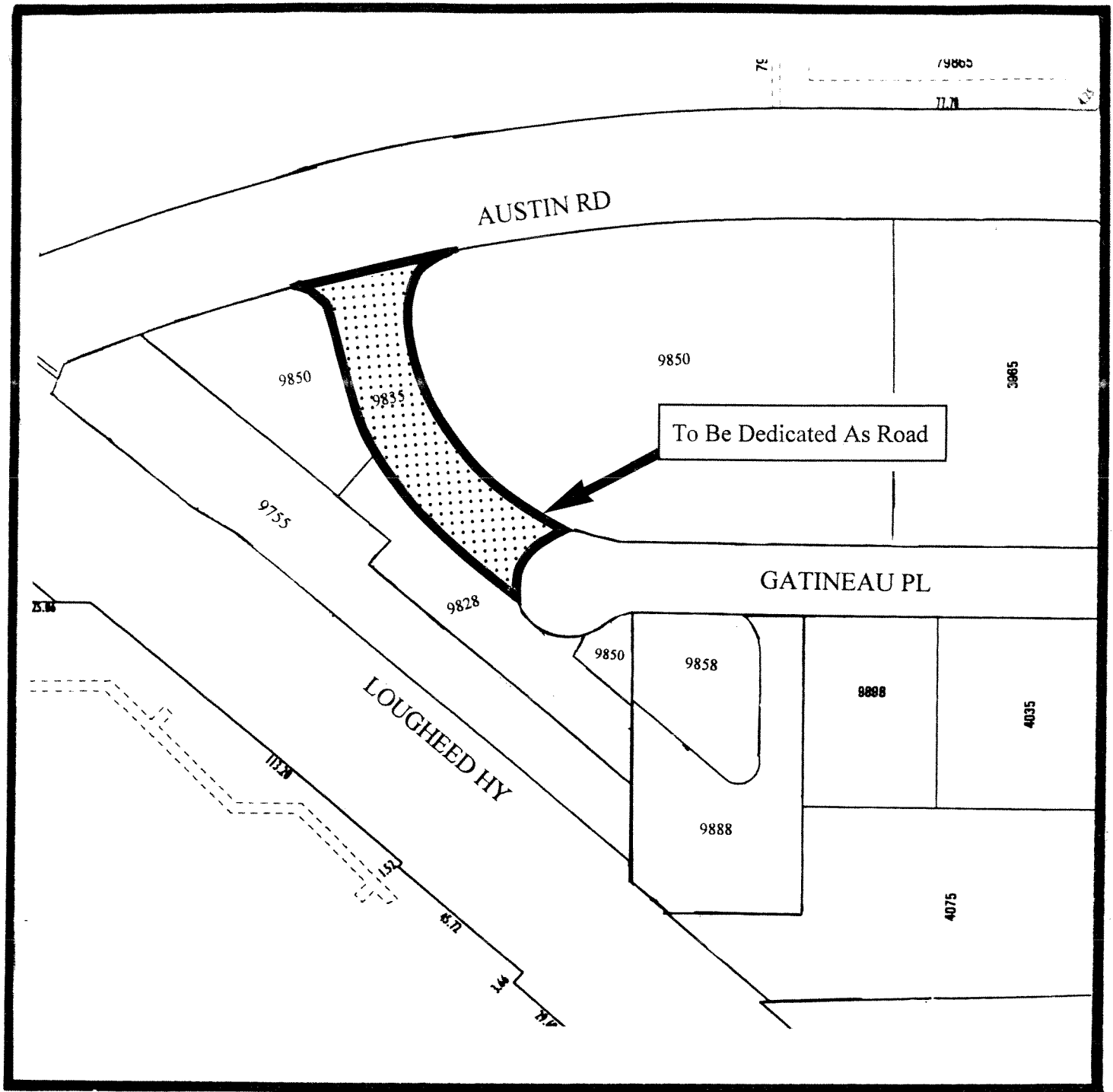


J. S. Belhouse
Director Planning and Building

DAC:LJ:hr
Attachments

cc: Director Engineering
City Solicitor

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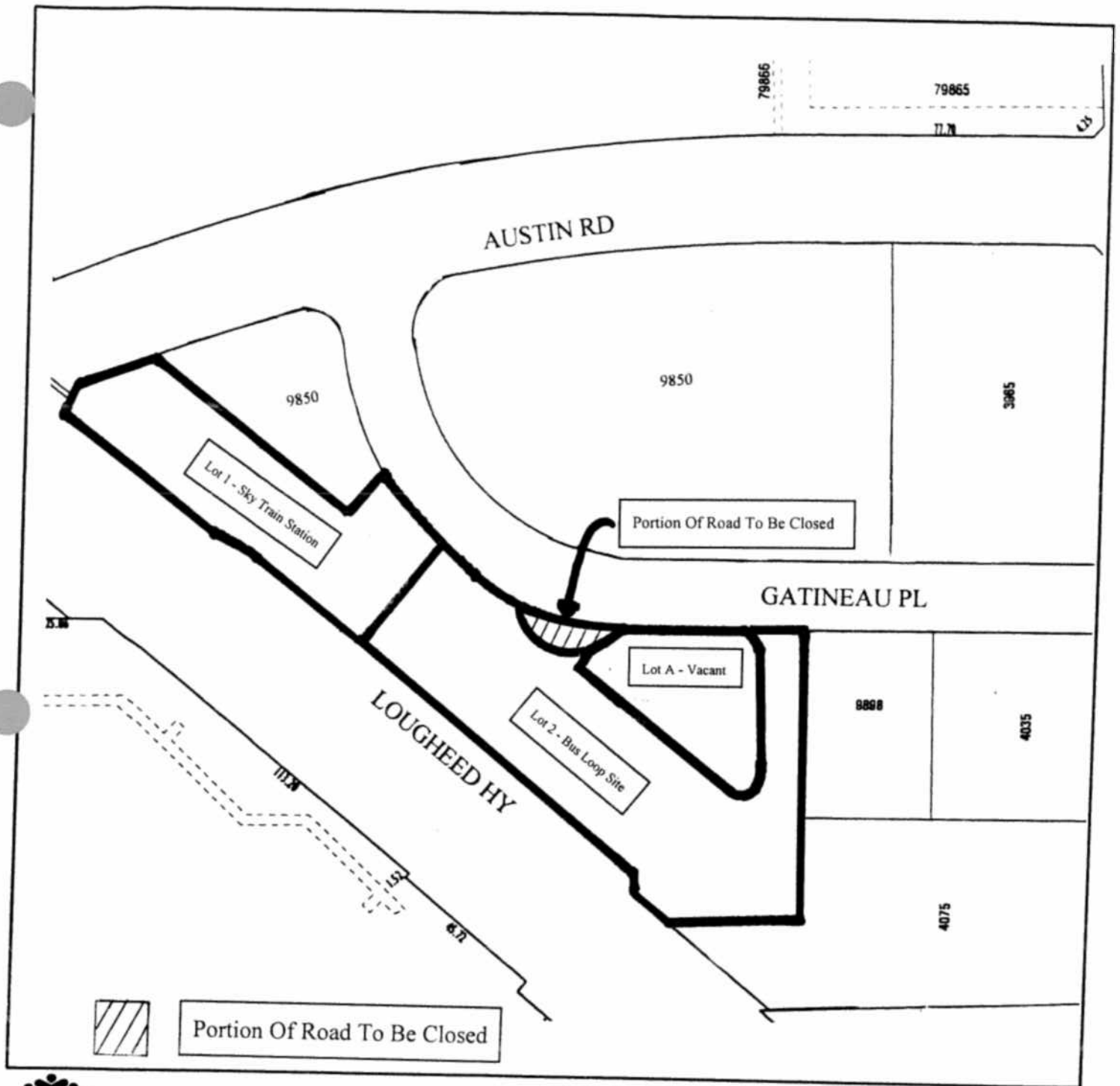
The Dedication of 9835 Gatineau Place as Road Phase 1

SKETCH #1

Date: 2006 February 24

Scale: N.T.S

Drawn By: Lina J



Burnaby
Planning and Building



2005 February 24

Scale: N.T.S

Drawn By: Lina J

Road closure of a portion of Gatineau Place cul-de-sac bulb; Lot assembly involving 9828/58/88 Gatineau Place; 9850 Austin Road; 9755 Lougheed Highway
Subdivision Reference #05-15

Phase 2
SKETCH #2

