



Item
Meeting 2009 January 12

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2009 January 07

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 87000 05
Reference: *ROD #02-05*

SUBJECT: ROAD CLOSURE REFERENCE #02-05
Portion Of North Fraser Crescent
Big Bend Development Plan

PURPOSE: To seek authorization to introduce a Highway Closure Bylaw for a portion of North Fraser Crescent with the Glenlyon Business Centre.

RECOMMENDATION:

1. **THAT** Council authorize the introduction of a Burnaby Highway Closure Bylaw involving the closure of a portion of North Fraser Crescent in accordance with the terms outlined in Section 3.0 of this report.

REPORT

1.0 INTRODUCTION

In 2002 March, as part of Rezoning Reference #01-13, Council gave consideration to the closure of a portion of North Fraser Crescent in the Glenlyon Business park within the Big Bend Area (see *attached* Sketches #1 and #2). The proposed closure involves a portion of North Fraser Crescent within the Glenlyon Business Park that is no longer required to meet the development objectives of the Business Park. At this time, the property owner, Canada Lands Company CLC Ltd., is seeking to advance the planned closure. The proposed closure also involves the exchange of road right-of-way as part of an overall plan of subdivision for lands within the north-eastern portion of the Glenlyon Business Park.

This report seeks Council authorization to introduce the necessary Burnaby Highway Closure Bylaw, and approval for the proposed exchange of road right-of-way.

2.0 GLENLYON BUSINESS PARK

The approximately 52.6 hectare (130 acre) Glenlyon Business Park was initially rezoned to the CD Comprehensive Development District based on the M2 General Industrial District, M5 Light Industrial District and Glenlyon Concept Plan as guidelines in 1994.

To: City Manager
 From: DIRECTOR PLANNING AND BUILDING
 Re: ROD #02-05; Portion of North Fraser Crescent Road Closure
 Big Bend Development Plan
 2009 January 09 Page 2

The Concept Plan provided for the phased development of the business park, with the majority of lands required for roads dedicated as part of the first phase of development.

Development of the business park is proceeding steadily with almost 50% of the park built out, with individual lots having been rezoned, subdivided and developed for regional and national head offices for companies such as Future Shop/Best Buy, Ballard Power Systems, Telus, Hospital Employees Union, Nokia, Houle Electric and Ritchie Bros. Auctioneers. In line with this phased approach, the road network within the Business Park is constructed to a finished standard across the frontage of each site as specific development of individual lots is undertaken.

3.0 ROAD DEDICATIONS AND CLOSURES

The original master rezoning (Rezoning Reference #44/92) and master subdivision application (Subdivision #35/92 and 39/97), which created the Glenlyon Business Park, required CLC Ltd. to complete an initial Highway Exchange Bylaw which dedicated 5.064 hectares of land for road right-of-way for North Fraser Way, North Fraser Crescent and Glenlyon Parkway in exchange for the closure of 4.883 hectares of redundant City road allowances within the Glenlyon Business Park. This resulted in a net gain of road right-of-way in favour of the City of 0.181 hectares.

The subject Highway Closure Bylaw proposes to close a portion of North Fraser Crescent in exchange for dedications required for the new North Fraser Crescent cul-de-sac, dedications required for the extension of Glenlyon Parkway, and for dedications required from CLC Ltd.'s properties at 4751 Byrne Road and 7400 Hugh Drive for road widening purposes on Byrne Road (see *attached* Sketch #1). Taking into account the previous net gain to the City, the current road closure proposal still provides the City a net gain of 0.125 hectares. A summary of these figures is outlined below:

a) Previous Road Dedications/Closures

CLC Road Dedications	-	5,064 hectares
City <u>Road Closures</u>	-	<u>4,883 hectares</u>
<i>Previous Net Gain to City:</i>	-	<i>0.181 hectares</i>

b) Current Proposed Road Dedications/Closures

CLC Dedications - Total	-	0.606 hectares
North Fraser Crescent cul-de-sac	-	0.047 hectares
Byrne Road	-	0.034 hectares
Glenlyon Parkway	-	0.525 hectares
 Proposed City Road Closures		
North Fraser Crescent	-	0.662 hectares

To: City Manager
 From: DIRECTOR PLANNING AND BUILDING
 Re: ROD #02-05; Portion of North Fraser Crescent Road Closure
 Big Bend Development Plan
 2009 January 09 Page 3

Current Net Gain to CLC: - 0.056 hectares

c) Summary Balance


Previous Net Gain to City	-	0.181 hectares
<u>Current Net Gain to CLC</u>	-	<u>0.056 hectares</u>
Remaining Net Gain to Burnaby	-	0.125 hectares

As the City continues to benefit from a net gain in road right-of-way area from the proposed road closure and dedication, taking into consideration the overall pattern of exchange for the Glenlyon Business Centre, no payment for land area is required from CLC Ltd.

With Council advancement of the subject Highway Closure Bylaw, Canada Lands Company CLC Ltd. would be required to pursue the requested road closure through a subdivision application in order to consolidate portions of the road closure area with 5100 North Fraser Way and 9700 Glenlyon Parkway, as well as dedicate the required road rights-of-way for the completion of the North Fraser Crescent cul-de-sac bulb, extension of Glenlyon Parkway and for the widening of Byrne Road. The construction of the Glenlyon Parkway extension and the provision of all necessary services would be provided as part of a future subdivision and rezoning application for site specific development in line with the phased servicing and construction approach pursued within the Glenlyon Business Park.

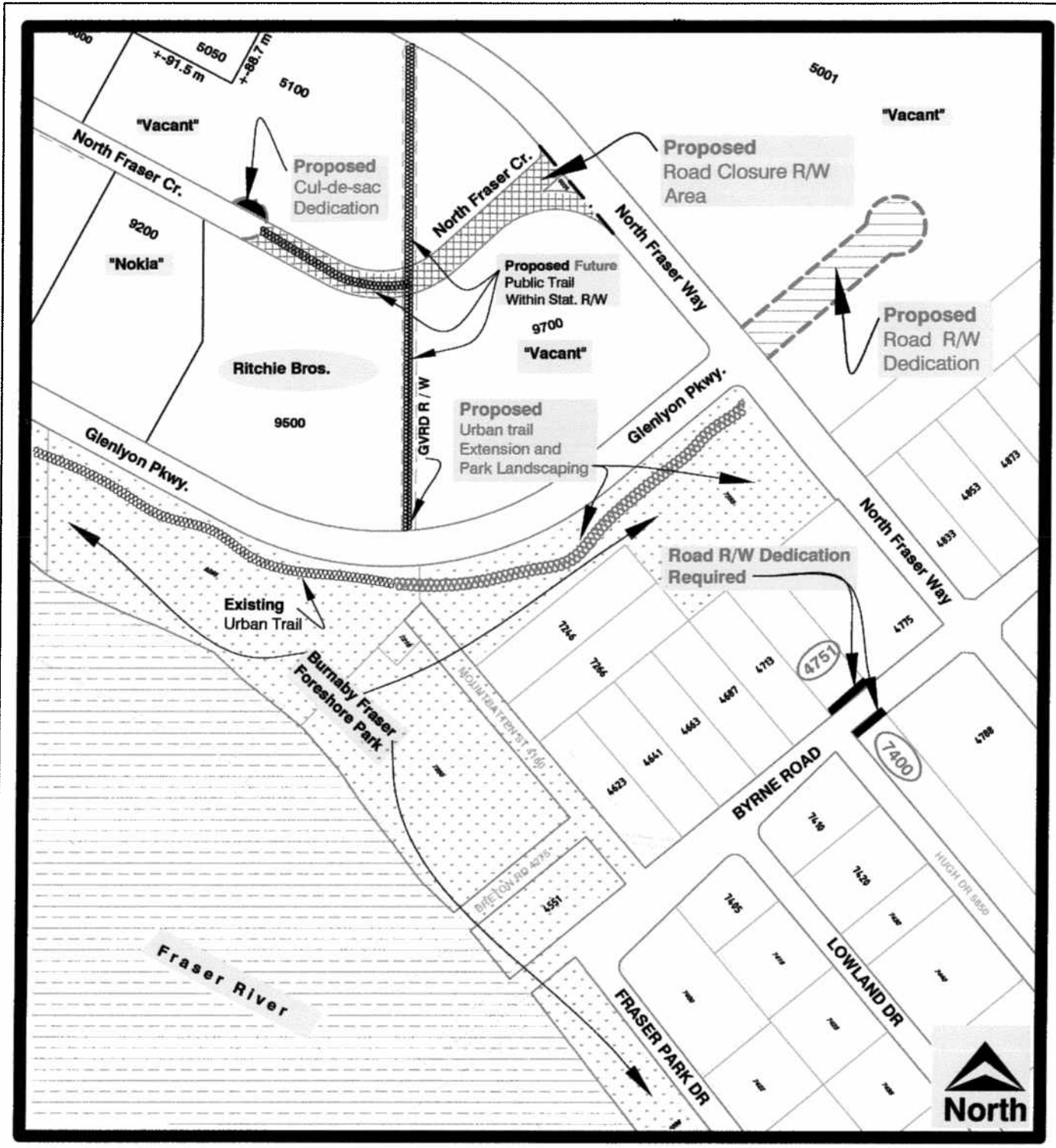
4.0 CONCLUSION

This report seeks Council authorization to introduce a Highway Closure Bylaw involving the closure of a portion of North Fraser Crescent in accordance with the terms outlined in Section 3.0 of this report. As noted, the balance of required road dedication exceeds the road closure area; therefore, the sale of City land is not required. Also as noted, the servicing of the dedicated roads will continue to be undertaken on a phased basis as a component of future rezoning and subdivision applications.


 B. Luksun
 Director Planning and Building

JBS:gk

cc: Director Engineering
 City Solicitor



Planning and Building Department

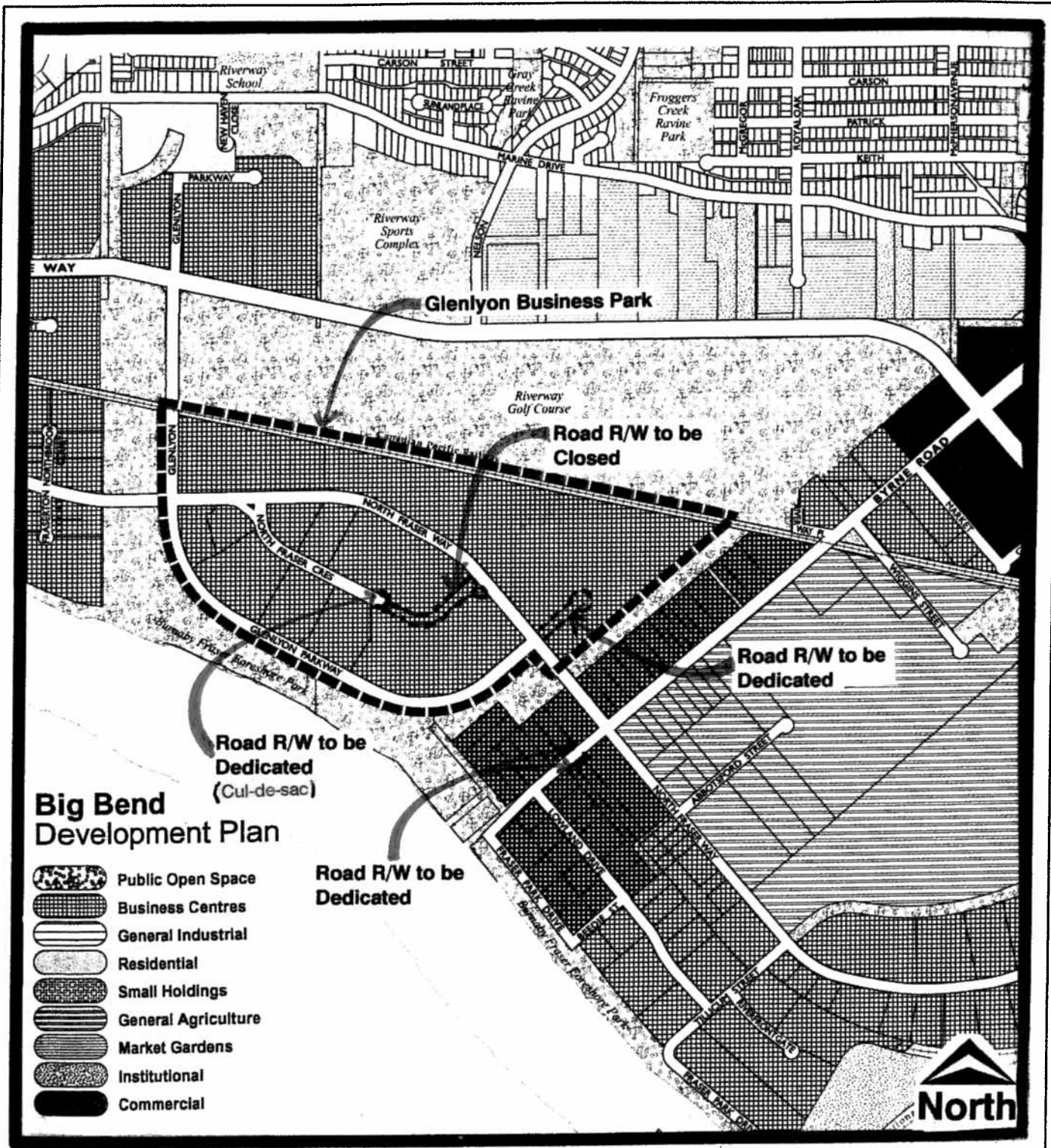
Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2009

Road Closure Reference # 02 --05
Road Closures and Dedications

Sketch #1



Planning and Building Department

Scale: N.T.S.
Drawn By: J.P.C.
Date: January 2009

Road Closure Reference # 02 --05
Road Closure Configurations

Sketch # 2