

ITEM 16

MANAGER'S REPORT NO. 50

COUNCIL MEETING Aug. 14/72

16. Re: Proposed Relocation of East/West Lane South of
Imperial and East of Merritt Avenue

The following two properties, which are separated by a lane as shown on the attached sketch, are involved in a proposed development:

Lot "A", Block 7, D.L. 97, Group 1, Plan 14581 - 5756 Imperial

Lot 14, Block 7, Plan 14522, D.L. 97 - 6850 Merritt Avenue

The building supply firm on Lot "A" proposes to expand its operations to Lot 14 to the south. Retail Building supply establishments are a permitted use in the C4 Service Commercial District which covers the subject properties but not in the M4 Special Industrial District which covers Lot 14 to the south. The developer proposes to exchange the existing lane which separates the two properties for a new east/west lane along the south side of Lot 14 and consolidating the redundant lane and lots 14 and "A" into one site. Lot 14 could then be used for customer parking and storage as accessory uses to the building supply firm on Lot "B" without rezoning.

The Director of Planning recommends that Council authorize the introduction of a Road Exchange Bylaw subject to the following conditions:

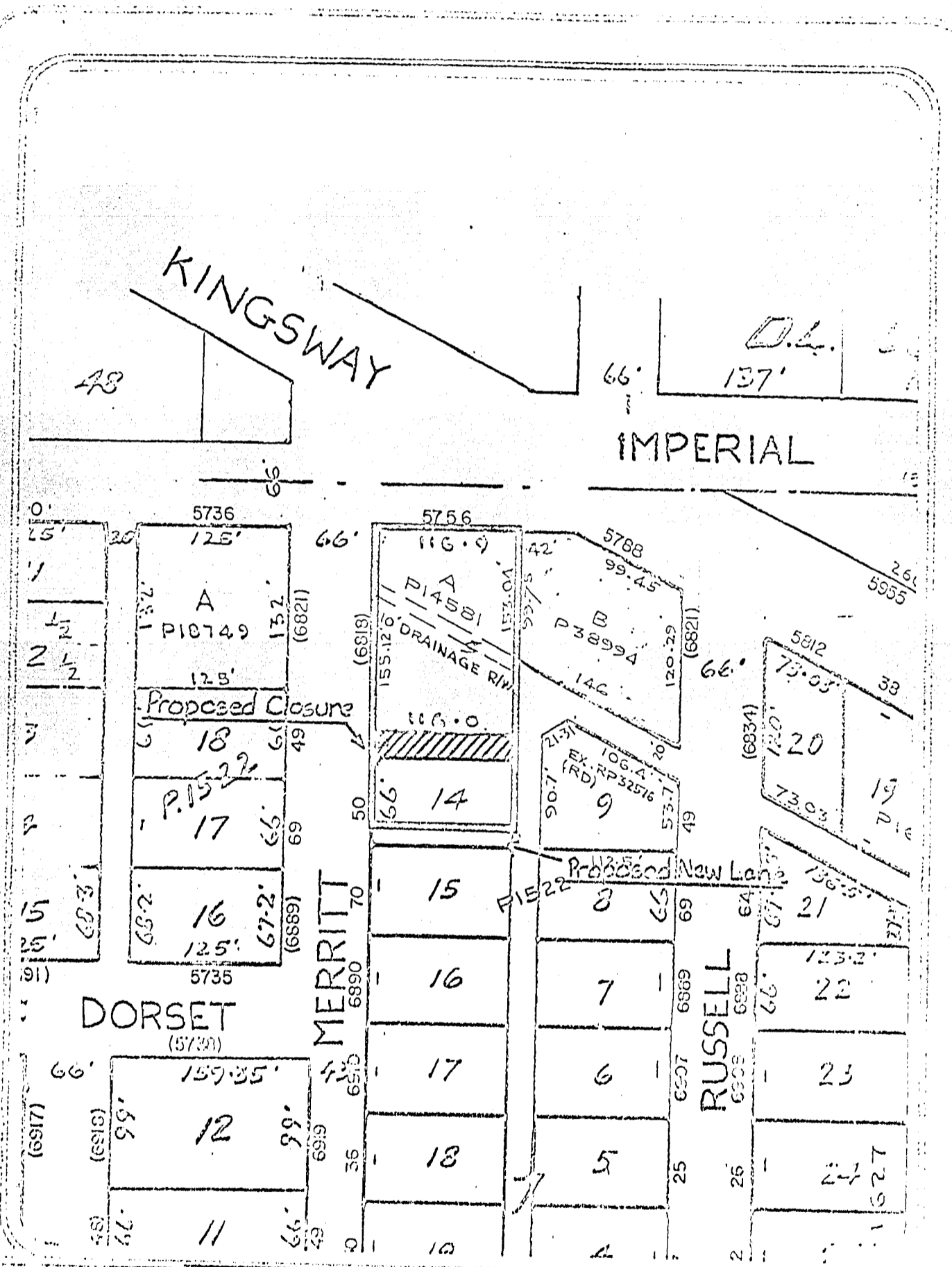
1. The granting of a 20 foot easement over the former lane allowance to protect an existing sanitary and storm sewer.
2. The consolidation of Lot "A", Lot 14 and the former lane allowance into one site.
3. The deposit of sufficient monies to cover the costs of constructing a new lane.
4. The retention of the existing drainage easement on Lot "A".
5. The costs of surveys, documents and registration being borne by the applicant.

RECOMMENDATION:

THAT authority be given to introduce a Road Exchange By-law subject to the conditions outlined in this report.

CONCURRED

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SCALE 1:100
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 DATE AUG/72

PROPOSED ROAD EXCHANGE 55