

14. Re: Lane Truncation  
N.W. Corner of Lot 2, Blk. 1, D.L. 116S $\frac{1}{2}$ , Plan 1439  
3721 East Georgia Street

The Municipality during the spring of this year received a request for permission to construct a triplex on the subject property. Permission was denied because the R5 zoning does not allow for this type of structure in the area. The owner was advised that he could apply for a duplex development, or alternatively, for a rezoning to permit construction of a triplex. The owner was further advised that should he exercise the latter alternative, staff would not recommend the proposed multiple family dwelling zone that would be required for a triplex because the area is not within the recognized apartment zone as provided in the Apartment Study.

As shown on the attached sketch, a lane parallels the north and west sides of the property. Because the turning radius for vehicular traffic at the northwest corner of the property is inadequate, the Engineering Department desires to have a portion truncated at the northwest corner. Efforts to negotiate acquisition of the required truncation have not been successful.

The owner has proposed a settlement whereby the Municipality, in exchange for the truncation, would approve an application for construction of a triplex on the property. The owner was advised that these terms are not acceptable to the Municipality.

The owner has called attention to the presence of a Municipal catch basin that encroaches approximately 1.5 feet onto the property as shown on the attached sketch. Municipal work crews have been directed to take immediate action to have this basin removed.

In summary, the property must be truncated to provide a suitable turning radius in the lane at the northwest corner of it. Negotiations to acquire the truncation have been unsuccessful, and it is, therefore, requested that the truncation be expropriated. Negotiation for the truncation would continue with the owner's Solicitor during the expropriation process.

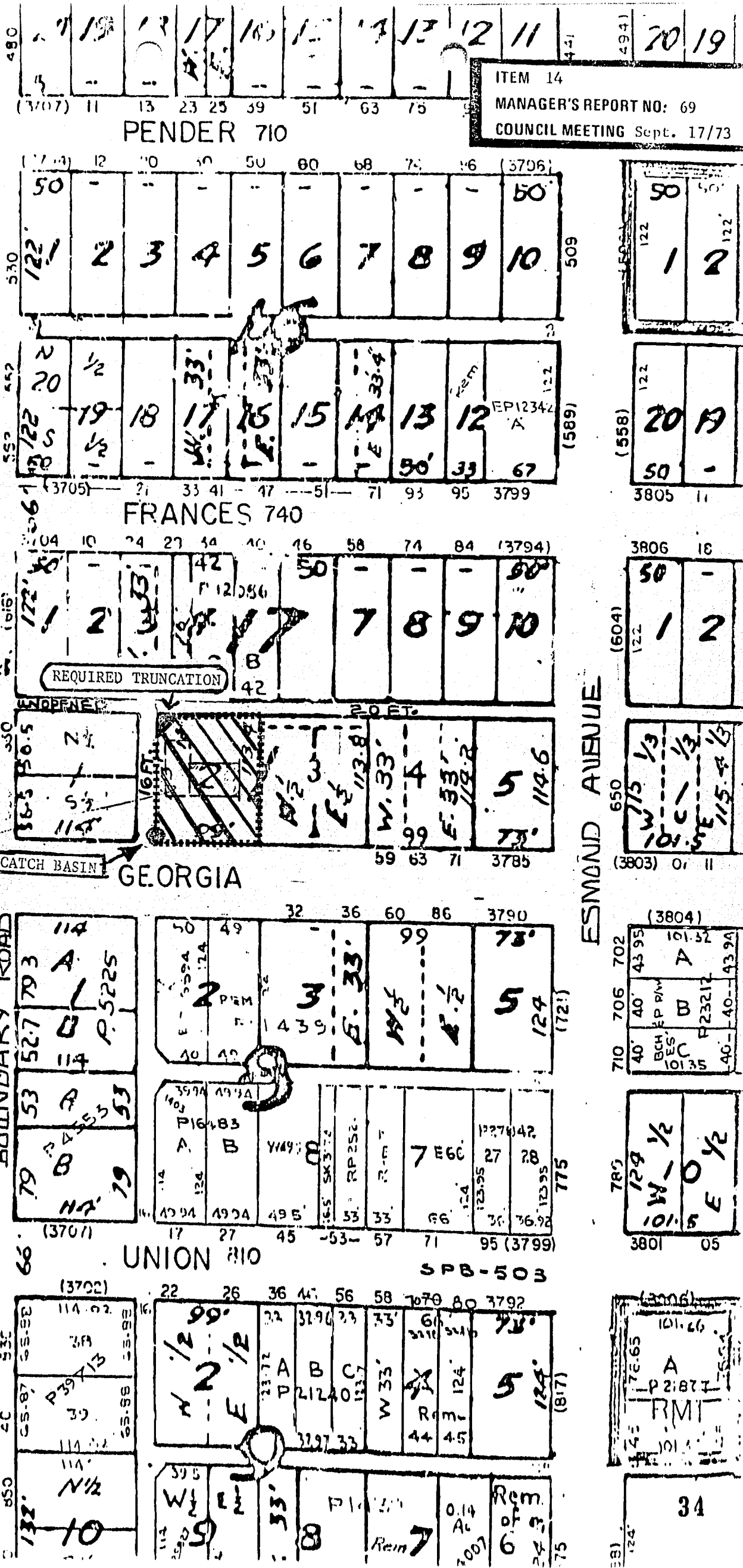
It is anticipated that the proposed expropriation bylaw will be placed on the Agenda for consideration on September 24, 1973.

RECOMMENDATION:

THAT the expropriation bylaw be given consideration.

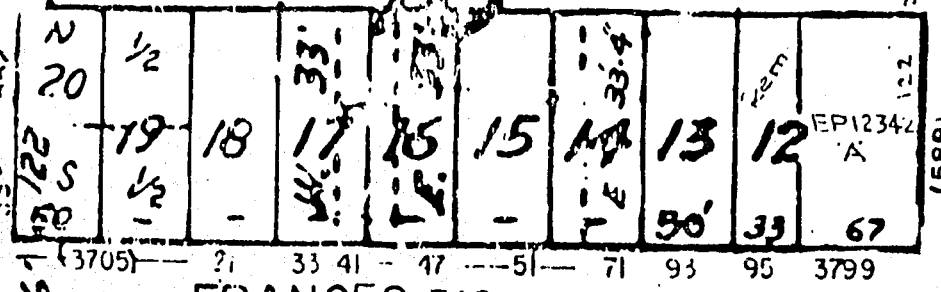
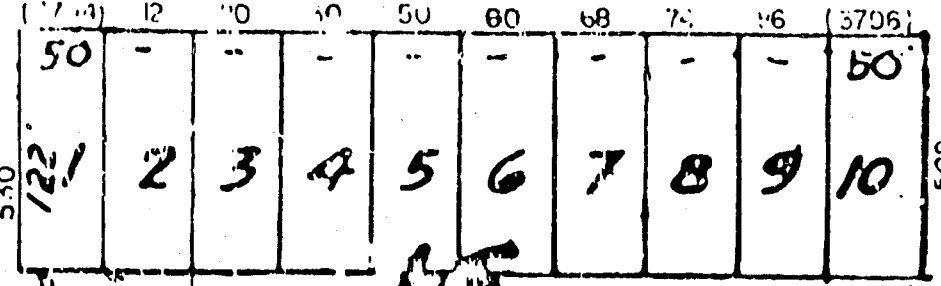


99'

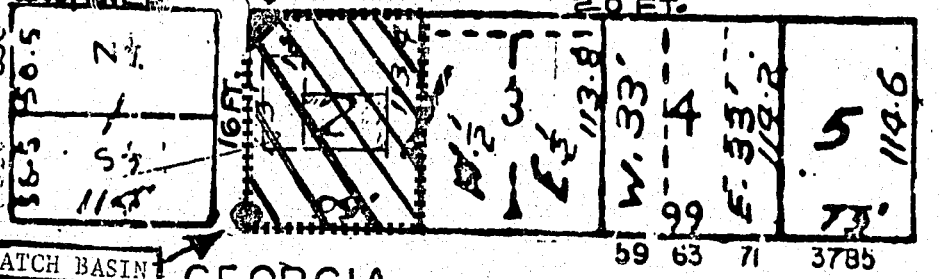
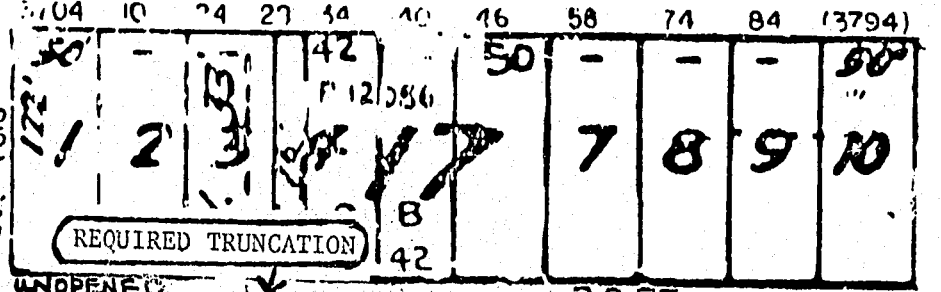


ITEM 14  
MANAGER'S REPORT NO: 69  
COUNCIL MEETING Sept. 17/73

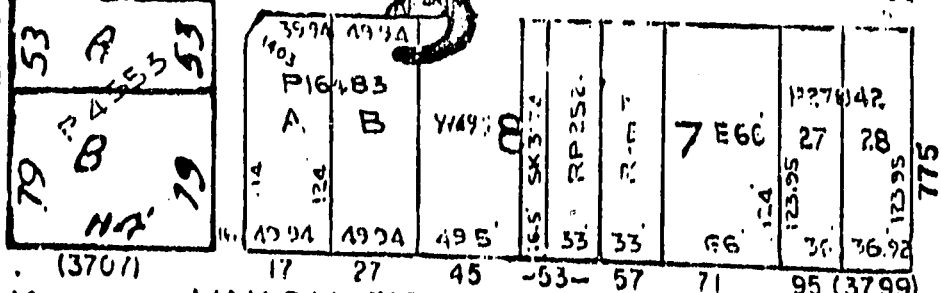
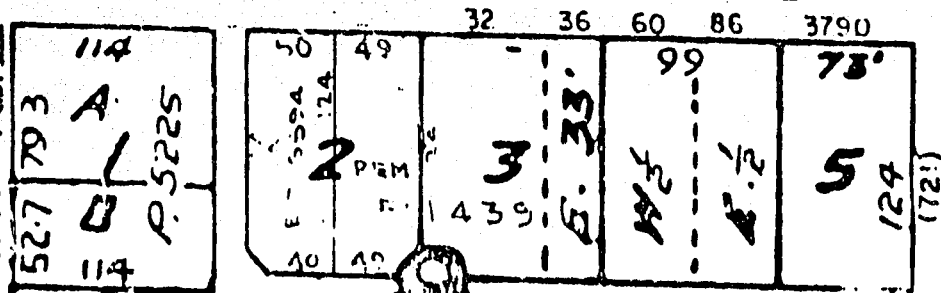
PENDER 710



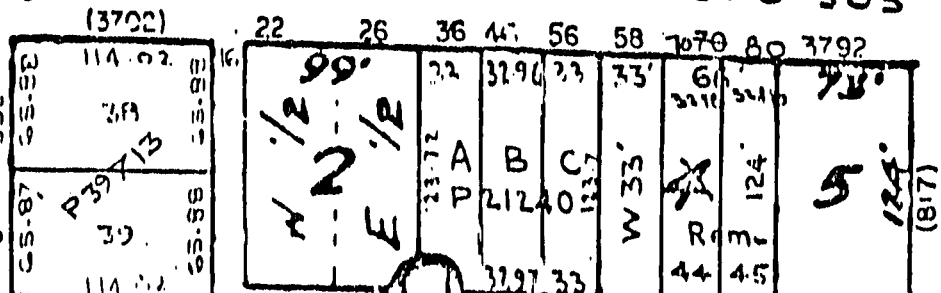
FRANCES 740



GEORGIA



UNION 710



ESMOND AVENUE