

ITEM 15
MANAGER'S REPORT NO. 47
COUNCIL MEETING June 24/74

Re: Lane Closure West of Atlee Avenue and North of Monarch Street - D.L. 80

Following is a report from the Director of Planning regarding the proposed closure of the subject lane.

RECOMMENDATIONS:

THAT Council authorize the introduction of a Road Closing By-law under the above conditions; and

THAT Council approve the inclusion of this lot with the adjacent subdivision approved by Council on March 11, 1974, for the purposes of surveying and servicing; and

THAT Council approve the sale of the proposed lot by public tender when consolidation and servicing have been completed.

* * * * *

TO: MUNICIPAL MANAGER 17 JUNE, 1974
FROM: DIRECTOR OF PLANNING
RE: LANE CLOSURE WEST OF ATLEE AVENUE AND
NORTH OF MONARCH STREET - D.L.80
=====

The Planning Department on March 11, 1974 recommended to Council that the undeveloped land currently held by the Municipality in the area bounded by Spruce, Monarch, Percival and Mahon Avenue be serviced and that the resulting residential lots created be sold by public tender. On the sketch attached to the report (see Sketch "A") there was an isolated triangular shaped parcel which was designated as open space. If retained for this use, the maintenance of this area would be the responsibility of the Corporation. Since this area will not add to the recreational facilities of this neighbourhood, it is now proposed that this lot be consolidated with a portion of the adjacent lane in order to form a residential lot.

As shown on Sketch "B", the resulting Lot #42 would have more than the required lot dimensions for the R2 residential zone, and by closing only the portion of the allowance as shown, lane access to Lots 24, 25 and 26 would still be maintained.

It would, however, be necessary to protect the existing utilities within this 20' strip by the provision of a three-party easement in favour of B.C.Hydro, B.C.Telephone and the Corporation. The utilities being constructed for the two Corporation lots directly opposite the subject lot will also service proposed Lot 42 with no additional cost to the Corporation other than the legal and survey work necessary to prepare the lot for sale by public tender.

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The Land Agent has approached the owners of Lots 24 and 25 who have given verbal consent to the proposal as outlined above. Since legal consents to the land closure must be obtained from these owners, the mechanics of the closure should proceed as soon as possible.


RECOMMENDATION:

THAT Council authorize the introduction of a Road Closing By-law under the above conditions.

THAT Council approve the inclusion of this lot with the adjacent subdivision approved by Council on March 11, 1974, for the purposes of surveying and servicing.

THAT Council approve the sale of the proposed lot by public tender when consolidation and servicing have been completed.

HR:ea
Attchmt.

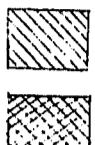

A. L. Parr,
DIRECTOR OF PLANNING

D.L. 30.

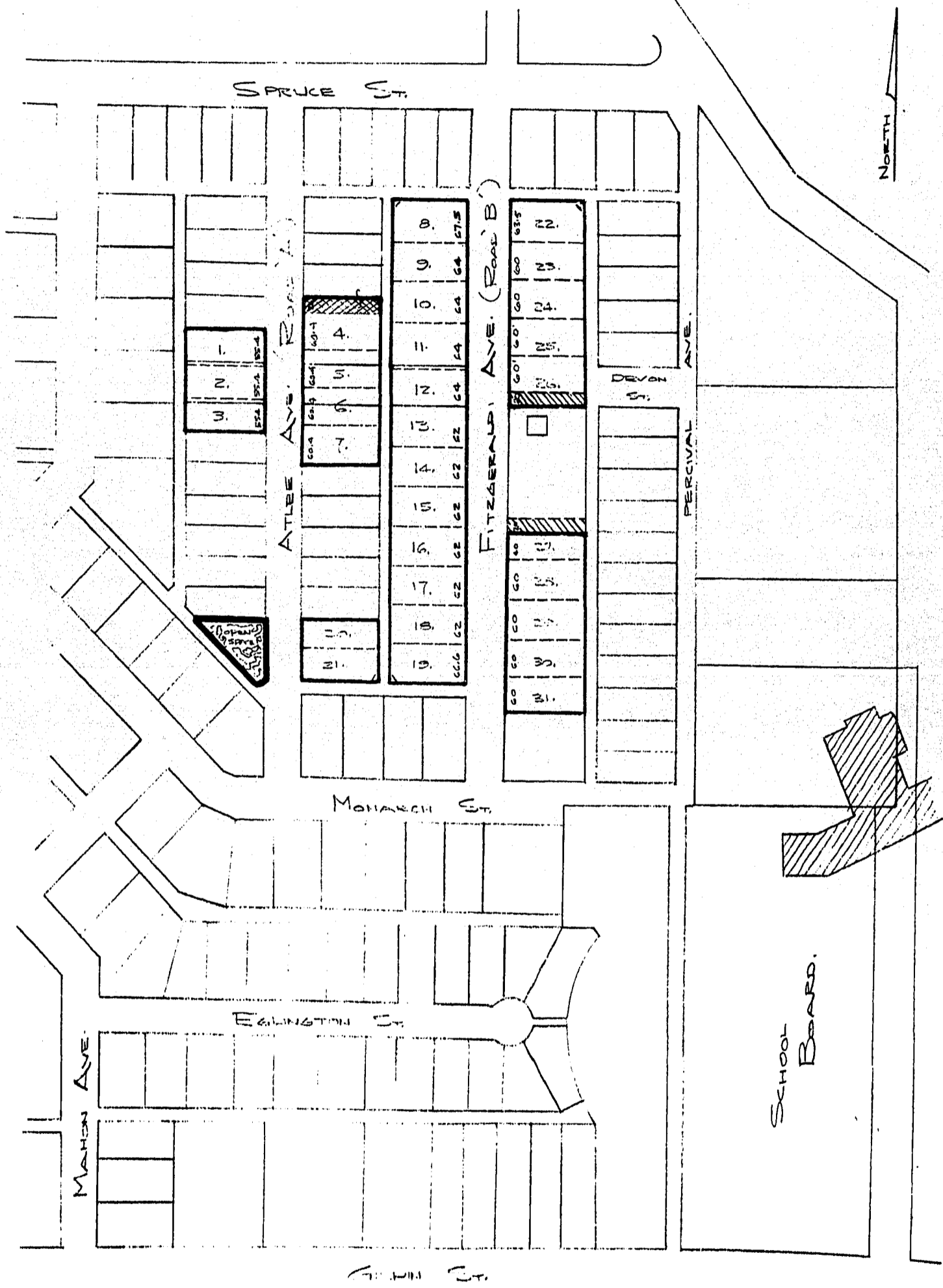
S.P. # 20/74
X-REF. S.D. 142/72

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LAND EXCHANGE
SALE TO PRIVATE OWNER



ZONE R2




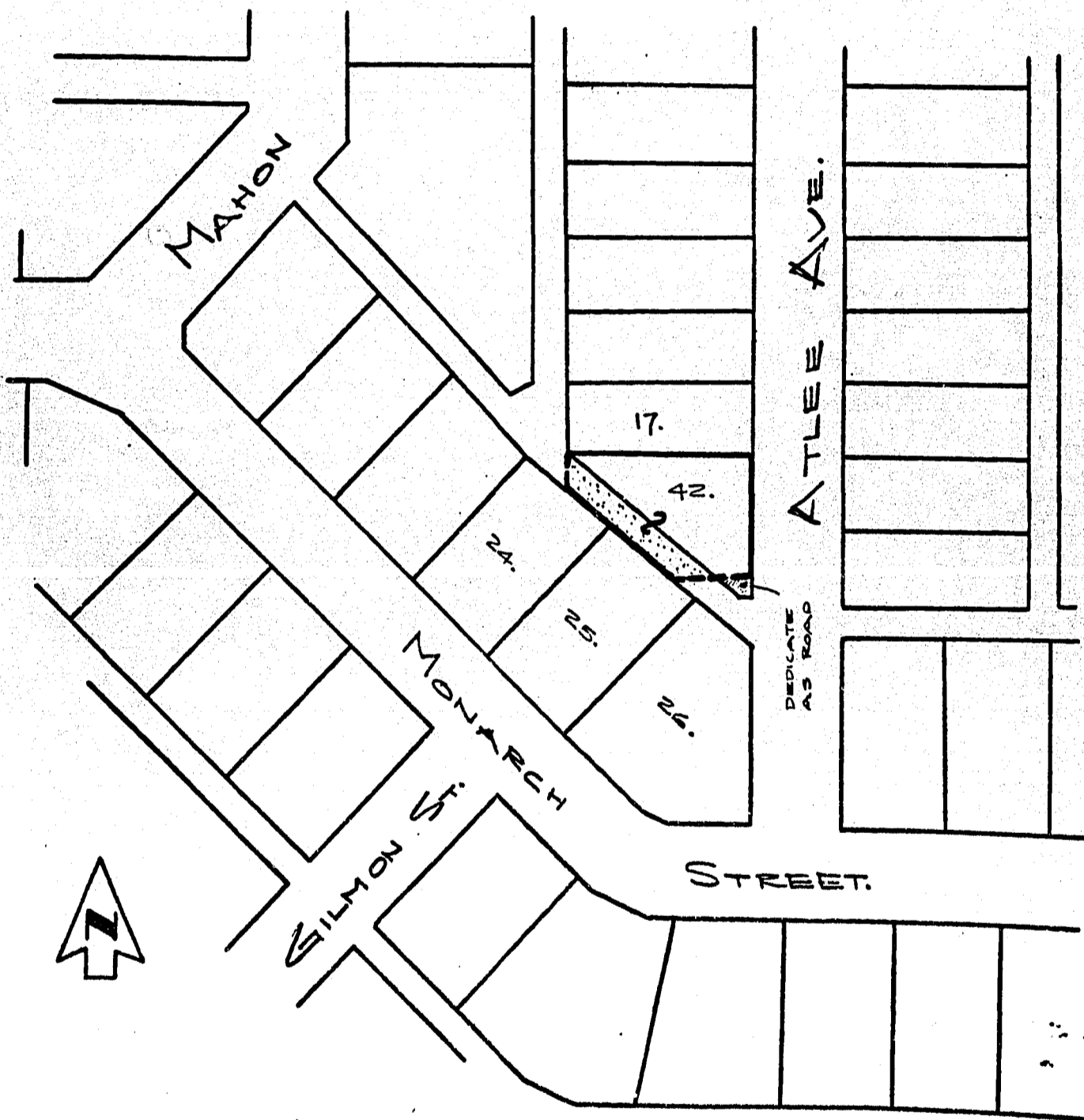
SKETCH 'A' 1" = 200'
JAN '74

D.L. 80/83

S.D. REF. # 20/74

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 LANE RIGHT-OF-WAY WHICH
COULD BE CLOSED & CONSOLIDATED
WITH LOT 42.



Note: NEW LOT WOULD
BE ± 8500 SQ. FT.

SKETCH No. 2

1"=100' FB
APR. '74

SKETCH 'B'