

Re: ROAD EXCHANGE BY-LAW
REZONING REFERENCE #35/75

ITEM	12
MANAGER'S REPORT NO.	20
COUNCIL MEETING	March 29/76

Following is a report from the Director of Planning regarding the proposed introduction of a road exchange by-law.

RECOMMENDATIONS:

1. That Council authorize the introduction of a road exchange by-law subject to the conditions as noted in the Director of Planning's report.

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PLANNING DEPARTMENT
MARCH 25, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: ROAD EXCHANGE BY-LAW
REZONING REFERENCE #35/75

BACKGROUND

On October 20, 1975, Council received a report from the Planning Department outlining a rezoning proposal for certain properties located at Kingsway and 15th Avenue, as shown on the attached sketch. Contained within that report were the following general comments:

- "3.2 A 20' dedication along 15th Avenue (Sketch #1 attached) is required to increase the width of 15th Avenue right-of-way to 60'. Fifteenth Avenue will be constructed to the full standard by the applicant, including a 36 foot pavement width, a separated sidewalk and street trees along the southerly side, curb and gutter on the northerly side, and street lighting. Overhead wiring along the southerly side is to be placed underground by the applicant in conjunction with the road widening, if deemed feasible in the context of adjacent development.
- 3.3 A 16' dedication is required along the southerly side of Humphries Court (Sketch #1 attached), which will be developed to the full Municipal standard, including street trees.

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- 3.4 A 16.5 foot dedication is required along Kingsway for future road widening. (Sketch #1 attached).
- 3.5 A cul-de-sac will be created and constructed to full municipal standard at 15th Avenue and Kingsway. (Sketch #1 attached).
- 3.8 A Lane Exchange By-law will be introduced involving the northerly 110' of the lane off 14th Avenue and a triangular piece of property which projects to the south of the subject site. This exchange will result in a straighter, more logical southerly site boundary. (Sketch #1 attached)."

With respect to comment 3.5, it has been determined that the 15th Avenue allowance from Kingsway to the lane parallel to Kingsway can be cancelled and consolidated with the subject development. Due to the existence of B.C. Hydro, B.C. Telephone, and municipal utilities within this area, certain easements must be provided in order to protect these facilities. It is also proposed that the north 20' of the 40' allowance be covered by a public access easement to protect pedestrian movement along the existing sidewalk.

The Land Agent has recommended that the closure of 15th Avenue and the lane allowance outlined in comment 3.8 be exchanged for the required dedications on Kingsway, 15th Avenue and Humphrie Court with no compensation to either the developer or the Corporation. The developer has concurred with the exchange as outlined and the provision of any necessary easements.

RECOMMENDATION

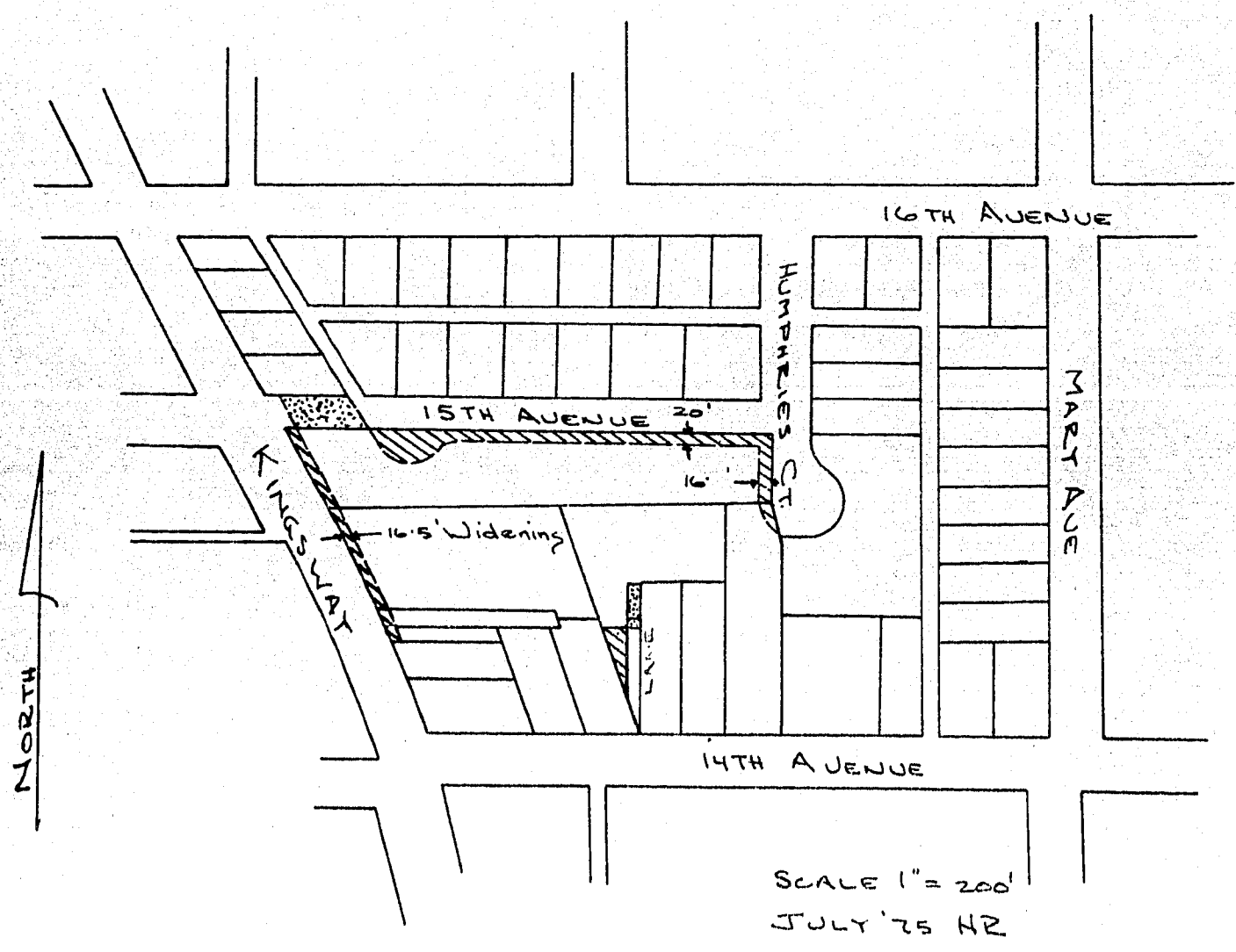
THAT Council authorize the introduction of a road exchange by-law subject to the conditions stated in the above report.


A. L. Parr
DIRECTOR OF PLANNING


HR:cw
Att.

D.C. 29

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CLOSURE OF 15TH AVENUE EAST OF KINGSWAY
AND NEARBY LANE EXCHANGED FOR
REF # 13/75