

Re: PROPOSED CLOSURE AND CONSOLIDATION OF REDUNDANT ALLOWANCES
a) AYRES AVENUE
b) 18TH AVENUE WEST OF AYRES AVENUE
c) LANE SOUTH OF 18TH AVENUE

Following is a report from the Director of Planning regarding the proposed closure and sale of redundant allowances in the area adjacent to Eighteenth Avenue and Ayres Avenue.

RECOMMENDATION:

1. THAT Council authorize the introduction of a Highway Exchange By-Law for Ayres Avenue, Eighteenth Avenue West of Ayres Avenue, and the lane south of Eighteenth Avenue adjacent to 6944 and 6954 Eighteenth Avenue, and 7449 Ayres Avenue subject to the five conditions as noted in the Director of Planning's report.

* * * * *

PLANNING DEPARTMENT
21 MARCH, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PROPOSED CLOSURE OF AYRES AVENUE
18TH AVENUE WEST OF AYRES AVENUE AND
LANE SOUTH OF 18TH AVENUE

BACKGROUND

As a result of an application for consolidation of 6944 and 6954 Eighteenth Avenue, and 7449 Ayres Avenue, the Planning Department reviewed an application for closure of the above noted road and lane allowances (see attached Sketch #1). As can be noted on the attached Sketch #2, the subject properties fall within the Stride Avenue Development Plan and are proposed for industrial development. It has been determined that the allowances are redundant and that they are not required for access to the properties east of the B.C.Hydro trackage. As a condition of the consolidation, a portion of the site will be dedicated and a cul-de-sac constructed to serve the subject site and surrounding sites. Therefore, reports of the proposed closures were circulated to the various offices having an interest in the subject area. The Municipal Engineer reports that the 18th Avenue area contains a sanitary sewer and a 12" water main, and that the Ayres Avenue area contains a sanitary sewer main. B.C.Hydro reports that the 18th Avenue area contains a 6" gas main. These utilities would require protection by easements.

CURRENT SITUATION

When the above reports were received, the Planning Department sent a letter to Mr.Bruckal, the agent for the owners of 6944 and 6954 - 18th Avenue, and 7449 Ayres Avenue, stating that the proposed closures would be dependent upon completion of the following conditions:

Proposed Closure of Ayres Avenue,
18th Avenue west of Ayres Avenue and
Lane south of 18th Avenue
page 2

ITEM	3
MANAGER'S REPORT NO.	23
COUNCIL MEETING	Mar. 28/77

105

1. Consolidation of the cancelled allowances with 6944 and 6954 18th Avenue, and 7449 Ayres Avenue.
2. Granting of easements to the Corporation over the 18th Avenue allowance and the Ayres Avenue allowance to protect the existing sanitary sewers and water main.
3. Granting of an easement to B.C.Hydro over the 18th Avenue allowance to protect the existing gas main.
4. Payment of compensation by the owners to the Corporation of \$67,750 or \$4.50 per square foot for approximately 15,500 sq.ft. of area being closed. The final square footage of the area is to be determined at the time the surveyor prepares the Highway Exchange By-law plan. This figure was based on the current market value of land contained within an M2 General Industrial Zoning District.
5. Submission of all necessary highway exchange, consolidation, and right-of-way plans.

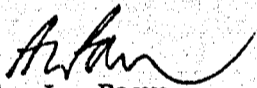
Since the applicant is required to dedicate a portion of the land for construction of a cul-de-sac in connection with his consolidation, we have suggested that the allowances be closed via the Highway Exchange avenue. The Land Registry Office has been contacted and it is reported that this procedure is feasible. The Planning Department has received Mr.Bruckal's written concurrence with the above conditions.

RECOMMENDATION

THAT Council authorize the introduction of a Highway Exchange By-law for Ayres Avenue, 18th Avenue west of Ayres Avenue, and the lane south of 18th Avenue adjacent to 6944 and 6954 - 18th Avenue, and 7449 Ayres Avenue subject to the above conditions.

CW:ea
Attchmts.

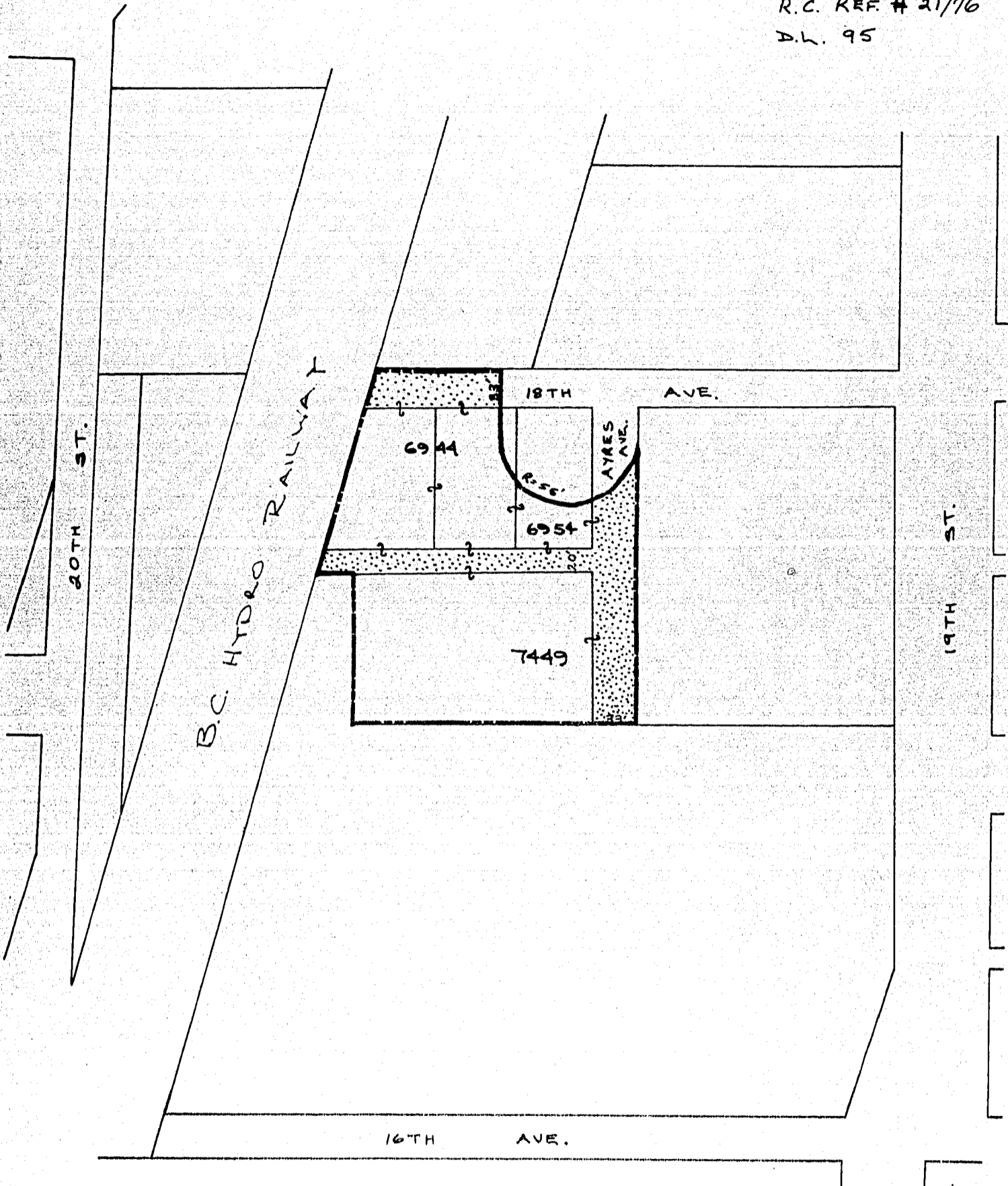
c.c. Land Agent


A. L. Parr,
DIRECTOR OF PLANNING

ITEM	3
MANAGER'S REPORT NO.	23
COUNCIL MEETING	Mar. 28/77

PROPOSED CLOSURE OF AYRES AVE., 18TH AVE.
 WEST OF AYRES AVE., LAND SOUTH OF
 18TH AVE.

R.C. REF # 21/76
 D.L. 95



PROPOSED SITE BOUNDARIES

ZONING: M2

SKETCH #1

SCALE: 1" = 100'
 DEC. '76 C.W.

106

ITEM 3
 MANAGER'S REPORT NO. 23
 COUNCIL MEETING Mar. 28/77

107

