

ITEM	20
MANAGER'S REPORT NO.	38
COUNCIL MEETING	1978 05 15

Re: LETTER FROM MRS. S. F. BADGER  
6991 ANTRIM AVENUE  
LANE ALLOWANCE ADJACENT TO 6991 ANTRIM AVENUE

Appearing on the agenda for the Public Hearing on 1978 May 15 is a letter from Mrs. S. F. Badger regarding the proposed construction of a lane, and more specifically, the effect that such construction will have on her property at 6991 Antrim Avenue. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mrs. S. F. Badger.

\* \* \* \* \*

PLANNING DEPARTMENT  
1978 MAY 11

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: LETTER FROM MRS. S.F. BADGER  
6991 ANTRIM AVENUE  
LOT 20, BLKS. 2 & 3, D.L. 98, PLAN 2066

Appearing on the Council Agenda for the 1978 May 15 meeting is a letter from Mrs. S.F. Badger expressing concern about the ramifications of construction of a municipal lane adjacent to her dwelling at 6991 Antrim Avenue.

Mrs. Badger in her opening paragraph makes reference to a 10' lane allowance. For information, the lane allowance which is to be dedicated is a full 20' allowance lying over the northerly 20' of Corporation-owned Lot 19, which abuts Mrs. Badger's property.

Members of Council will recall that the creation of this new lane allowance to provide an outlet from the existing industrial lane between Palm Avenue and Antrim Avenue was the subject of reports to Council in 1977 October and December. A copy of the report which outlined property acquisition and a highway exchange to provide the lane allowance and yield a developable industrial lot for sale by the Corporation is attached.

As Mrs. Badger points out in her letter and the accompanying survey plan, the dwelling on Lot 20 has been found to encroach somewhat on the 20' lane allowance. We are advised by the Engineering Department that this encroachment will not create a problem with development of the lane, and that it will therefore not have to be removed at this time. The lane pavement and associated works will be designed to accommodate the present situation.


The existing dwelling is very old and not in good condition, and experience in the area would indicate that redevelopment of the property for industrial purposes could occur at any time that the property is put in a sale position, which would result in removal of the existing building and replacement by a conforming industrial building.

ITEM	20
MANAGER'S REPORT NO.	38
COUNCIL MEETING	1978 05 15

In summary, the minor encroachment presented by this building is recognized by the Municipality, and no action is required to remove the encroachment. Every effort will be made in design of the lane facility to respect the encroachment and to avoid damage to the residential building and its facilities. 164

RECOMMENDATION

It is recommended THAT a copy of this report be sent to Mrs. S.F. Badger.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

DGS:cm

Attach.

c.c. Municipal Engineer  
Land Agent  
Municipal Treasurer

ITEM 7  
MANAGER'S REPORT NO. 86  
COUNCIL MEETING Dec. 19/77

Re: PROPOSED LANE AT ANTRIM AVENUE  
HIGHWAY EXCHANGE BYLAW  
(Item 2, In-Camera Report No. 72, October 17, 1977)  
(Item 1, In-Camera Report No. 74, October 24, 1977)  
(Item 1, In-Camera Report No. 85, December 12, 1977)

Following is a report from the Director of Planning regarding a proposed lane at Antrim Avenue.

RECOMMENDATIONS:

1. THAT authorization be given to prepare the plans as noted by the Municipal Engineer in the Director of Planning's report; and
2. THAT authorization be given to introduce a Highway Exchange By-law for the closure of the west 33' of Antrim Avenue and the east 10' of the lane in exchange for the dedication of the northerly 20' of Lot 19, subject to the conditions as noted in the Director of Planning's report.

\* \* \* \*

PLANNING DEPARTMENT  
DECEMBER 13, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: PROPOSED LANE AT ANTRIM AVENUE  
HIGHWAY EXCHANGE BYLAW

BACKGROUND

Council, on October 24, 1977, adopted the following recommendations dealing with the above:

- "1. THAT Item 2, In-Camera Report No. 72, October 17, 1977 be lifted from the table; and
2. THAT Council approve in principle the location of the lane as outlined in proposal No. 1 of Item 2, In-Camera Report No. 72, namely:

"Proposal No. 1

This proposal contemplates the closure of Antrim Avenue south of Short Street, and a lane connection created to the east through the northerly 20 feet of Lot 19.

As Lots 18 and 19 are owned by a single owner, it would be possible, by way of a land exchange, to create a development site consisting of Lot 18, the remainder of Lot 19, a 33' portion of redundant road, and a 10' portion of redundant lane, upon passage of a highway exchange bylaw." and

3. THAT Council authorize the Land Agent to negotiate acquisition of Lots 18 and 19, on the understanding that details of the proposed land exchange, the areas, values and costs involved will be provided in a further report."

ITEM 20  
MANAGER'S REPORT NO. 38  
COUNCIL MEETING 1978 05 15

ITEM	7
MANAGER'S REPORT NO.	86
COUNCIL MEETING	Dec. 19/77

On December 12, 1977, Council authorized the acquisition of Lots 18 and 19, Block 2, D.L. 98, Plan 2066 for the sum of \$160,000 (\$6.77 per square foot).

CURRENT SITUATION

In order to complete the closure of the west 33' of Antrim Avenue and the east 10' of the lane, it is proposed that the Highway Exchange Bylaw method be utilized since the northerly 20' of Lot 19 will be dedicated for lane purposes (see attached sketch).

The proposed closures would be dependent upon completion of the following conditions:

1. Consolidation of Lot 18, the remainder of Lot 19, and the closure areas into one parcel.
2. Granting of a 20' easement over the easterly portion of the eventual site for the protection of an existing sanitary sewer.
3. Preparation of the necessary Highway Exchange Bylaw plans, consolidation plans, and right-of-way plans by the Municipal Engineer.

ITEM	20
MANAGER'S REPORT NO.	33
COUNCIL MEETING	1978 05 15

166

RECOMMENDATION

THAT Council authorize the preparation of the above noted plans by the Municipal Engineer; and

THAT Council authorize the introduction of a Highway Exchange Bylaw for the closure of the west 33' of Antrim Avenue and the east 10' of the lane in exchange for the dedication of the northerly 20' of Lot 19, subject to the above conditions

*AW*  
 CW:ad  
 Att.  
 cc: Land Agent

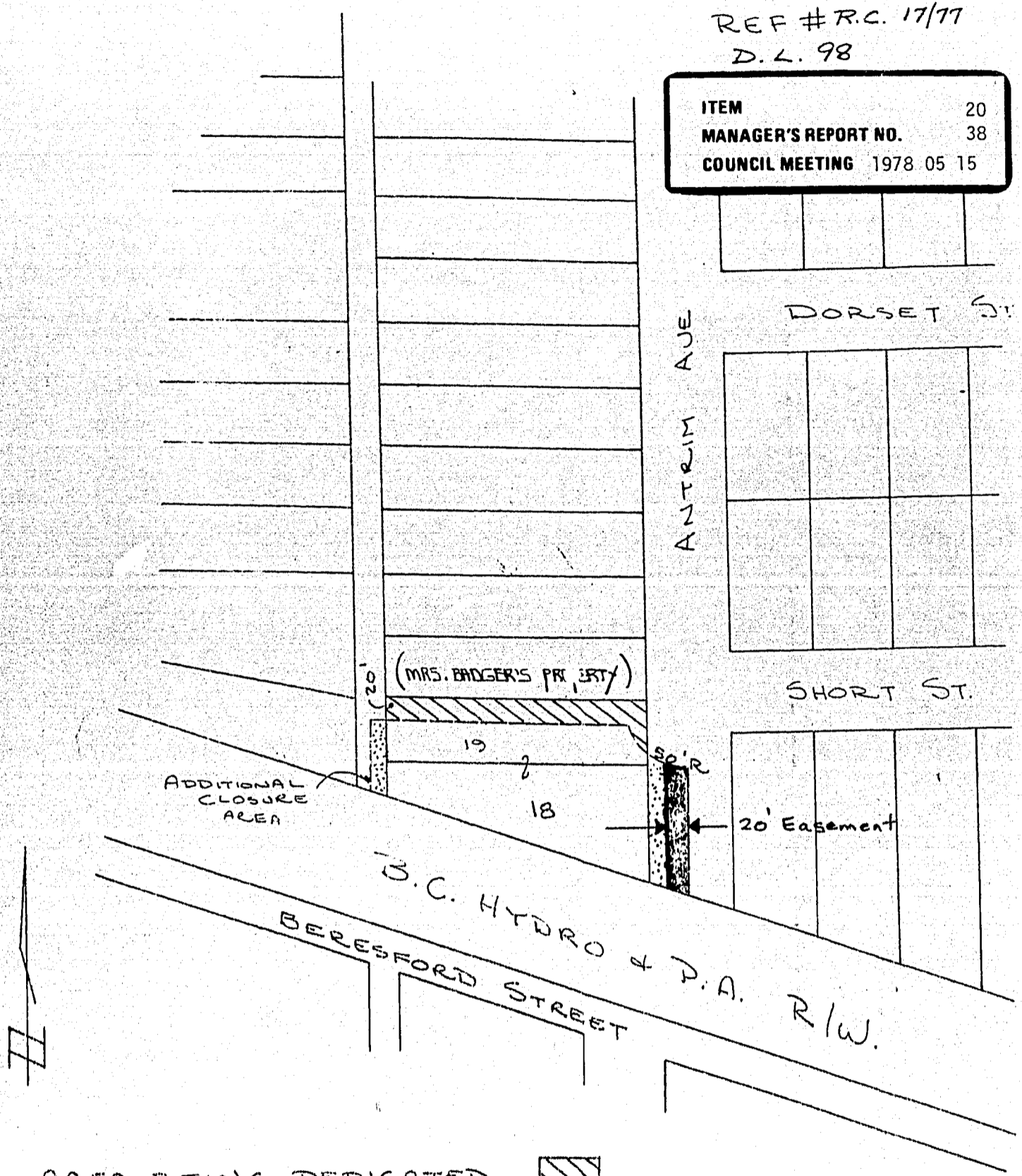
*A. L. Parr*  
 A. L. Parr,  
 DIRECTOR OF PLANNING



ITEM 7  
 MANAGER'S REPORT NO. 86  
 COUNCIL MEETING Dec. 19/77

PROPOSED CLOSURE OF ANTRIM STREET  
 NORTH OF B.C. HYDRO R/W

REF # R.C. 17/77  
 D.L. 98

ITEM 20  
 MANAGER'S REPORT NO. 38  
 COUNCIL MEETING 1978 05 15



AREA BEING DEDICATED   
 IN EXCHANGE FOR  
 AREA BEING CLOSED 

SCALE 1" = 100'  
 MAY '77 H.R.