

ITEM	4
MANAGER'S REPORT NO.	89
COUNCIL MEETING	1978 12 13

RE: PROPOSED CLOSURE OF THE EASTERLY 33' OF ANTRIM AVENUE
SOUTH OF SHORT STREET - D.L. 98

Following is a report from the Director of Planning regarding the proposed closure of a redundant street allowance.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1978 DECEMBER 13
FROM: DIRECTOR OF PLANNING
RE: PROPOSED CLOSURE OF THE EASTERLY 33' of ANTRIM AVENUE
SOUTH OF SHORT STREET - D.L. 98

RECOMMENDATION:

1. THAT Council authorize the introduction of a Highway Exchange By-law for the Antrim Avenue road allowance subject to the conditions outlined in this report.

REPORT

BACKGROUND:

As a result of an enquiry from the owner of 7026 Antrim Avenue, the Planning Department reviewed the remaining 33' portion of Antrim Avenue south of Short Street (see attached sketch). Since it had been determined at the time the westerly 33' allowance was closed that it was redundant for road purposes, reports of the proposed closure were circulated to the various agencies having an interest in the subject road. B.C. Telephone, B.C. Hydro, and the Municipality have existing utilities within the closure area which must be protected via easements.

CURRENT SITUATION:

When the above reports were received, the Planning Department sent a letter to Mr. & Mrs. Hinton, the owners of 7026 Antrim Avenue, stating that the proposed closure would be contingent upon completion of the following conditions:

- A. Consolidation of the cancelled allowance with 7026 Antrim Avenue (D.L. 98, Blk. 1, Lot 38, Plan 1384).
- B. Dedication of a portion of Lot 38 for the completion of the cul-de-sac allowance.
- C. Granting of an easement to the Corporation over a portion of the allowance subsequent to consolidation to protect the existing sanitary sewer and water main.
- D. Granting of an easement to B.C. Hydro over a portion of the allowance subsequent to consolidation to protect the existing overhead distribution plant.


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- E. Granting of an easement to B.C. Telephone over portions of the allowance and Lot 38 subsequent to consolidation to protect the existing overhead pole line.
- F. Payment of compensation by the owners to the Corporation in the amount of \$6.00 per square foot for the area being closed. This figure was based on the current market value of land contained within an M4 Special Industrial District.
- G. Submission of all necessary road closing, consolidation, and right-of-way plans.

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The Planning Department has received Mr. & Mrs. Hinton's written concurrence with the above conditions, with the following exceptions to Item F and Item G as follows:

- F. Due to the extent of encumbrances that would be placed over the road allowance via the necessary easements thereby prohibiting the encroachment of a new development onto the area, the Lands Department have accepted a re-negotiated price of \$5.00 per square foot. Therefore, the payment of compensation would be \$18,150 or \$5.00 per square foot for approximately 3,630 square feet of area being closed. The final square footage of the area is to be determined at the time the surveyor prepared the By-law plan.
- G. The applicant has advised that the Land Registry Office would accept the Highway Exchange By-law method to close the allowance in return for the dedication of property required to complete the cul-de-sac allowance. Therefore, the applicant must submit all necessary Highway Exchange, consolidation and right-of-way plans.

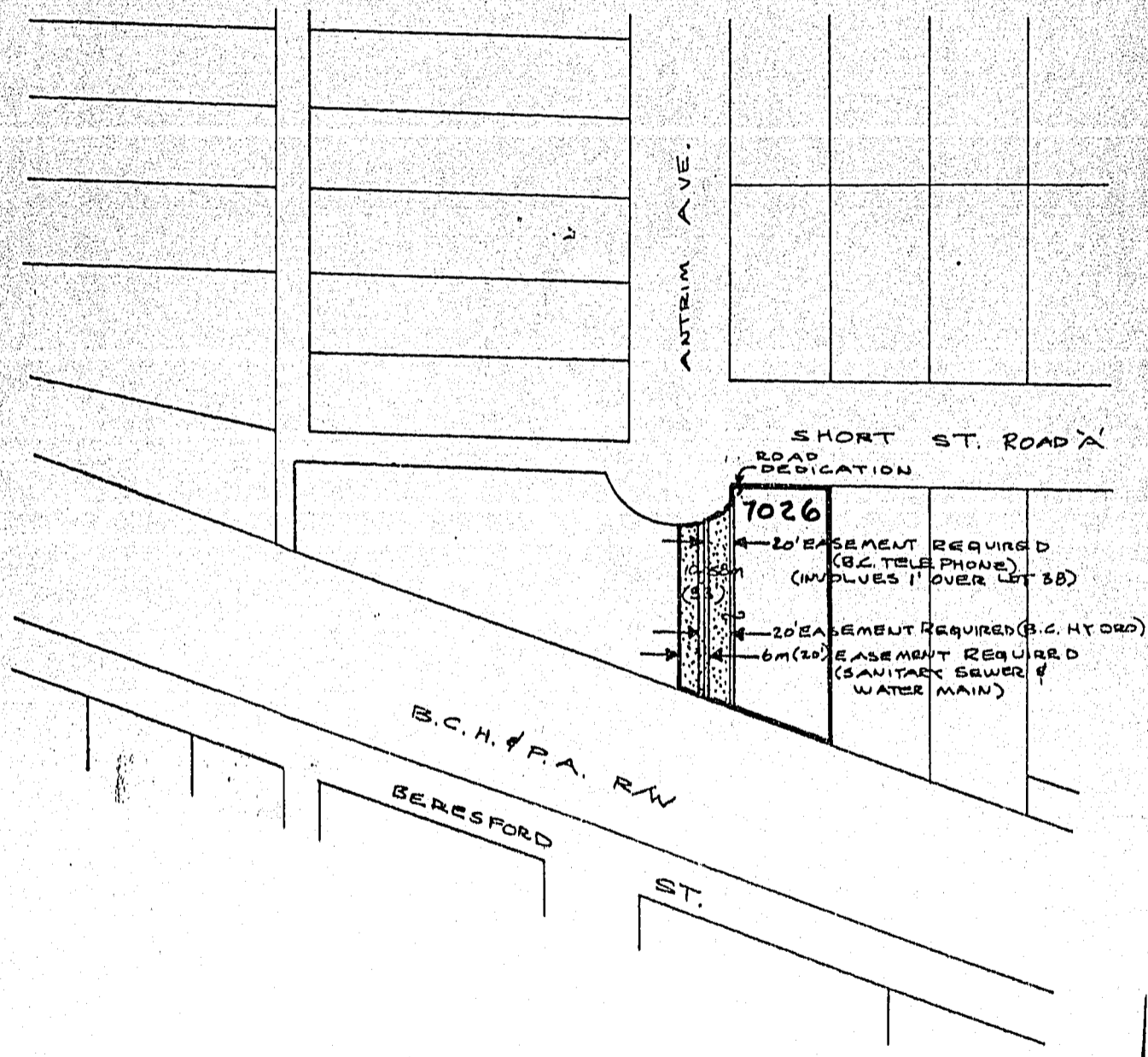

A. L. Parr,
DIRECTOR OF PLANNING

CW:ad
Att.
cc: Acting Land Agent

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D.L. 98
 BLK. 1
 LOT 38
 PLAN 1384
 33' ROAD ALLOWANCE

S.D. REF. # 59/78
 X. REF. R.C. REF. # 9/78
 ZONING: M4



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SCALE 1" = 100'
 JUNE 178 C.W.