

ITEM	6
MANAGER'S REPORT NO.	4
COUNCIL MEETING	1979 01 15

RE: PROPOSED CLOSURE AND SALE OF A PORTION OF LANE ALLOWANCE AND
A PORTION OF BEVAN STREET EAST OF GILLEY AVENUE AND SALE OF
CORPORATION PROPERTIES IN EXCHANGE FOR PARKLAND
SUBDIVISION REFERENCE #90/78
ROAD CLOSURE REFERENCE #11/78 D.L. 159/160

Following is a report from the Director of Planning on a proposal to
acquire lands for park purposes by means of exchange with a private
developer.

The Acting Land Agent concurs with the recommendations.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER

1979 JANUARY 09

FROM: DIRECTOR OF PLANNING

RE: PROPOSED CLOSURE AND SALE OF A PORTION OF LANE ALLOWANCE AND
A PORTION OF BEVAN STREET EAST OF GILLEY AVENUE AND SALE OF
CORPORATION PROPERTIES IN EXCHANGE FOR PARKLAND
SUBDIVISION REFERENCE #90/78
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RECOMMENDATIONS:

1. THAT Council authorize the exchange of lands as outlined in this
report.
2. THAT Council authorize the introduction of a Highway Exchange By-law
for the road and lane allowances subject to the conditions outlined
in this report.

REPORT

BACKGROUND:

As a result of an application for subdivision of properties at 8006/8032/
8096/8144/8174 Gilley Avenue and 8387/8421/8451/8471 Bevan Street, the
Planning Department reviewed an application for closure of a portion of the
lane allowance and a portion of the Bevan Street road allowance east of
Gilley Avenue as shown on the attached Sketch 'A'. These allowances are
presently unconstructed and become redundant at the time of subdivision.
Closure of these allowances may be handled via the Highway Exchange By-law
method in return for the dedication of new road allowances within the sub-
division.

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Portions of three privately held parcels of land which form a part of the projected extension of the Byrne Creek - Stride Avenue Area Park System, which has a Second Priority (Item 27) designation in the current Park Acquisition Program, are included within the subdivision. The former westerly boundary of the proposed park area followed the 20 foot sewer easement. The Parks and Recreation Commission, at its meeting of 1978 October 04, approved the proposed new ultimate park boundary as shown on Sketch 'B', attached, which relates closely to the new edge of the ravine created by the land fill which has taken place in this area. The subdivision will leave a strip of land approximately 50 feet in width between the proposed road and the top of the ravine for soil stability and ravine preservation purposes. As the park could serve a passive recreation function and, maintained largely in its natural state, serve to preserve the existing natural environment, as well as providing an effective control against possible erosion in areas of unstable soil conditions, the Planning Department would recommend acquisition of these portions at the time of subdivision.

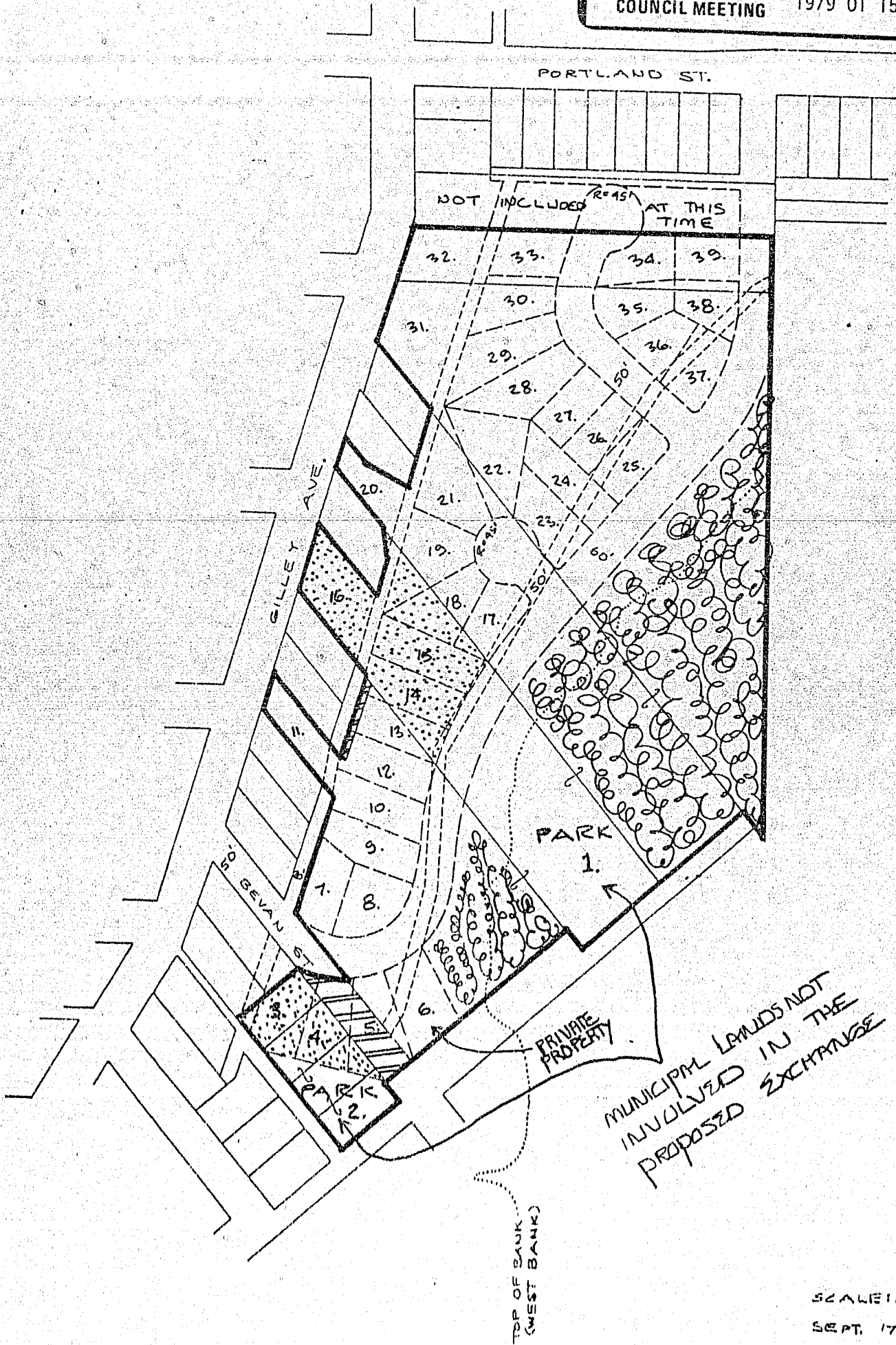
CURRENT SITUATION:




Since the Corporation currently owns properties having subdivision potential as shown on Sketch 'A', it is proposed that the acquisition of the parkland areas be accomplished through an exchange of lands, which also involves the aforementioned road and lane allowances. An agreement has been reached between the subdivider and the Lands Department whereby the Corporation properties and road and lane allowances are exchanged for the parkland areas, with compensation in the amount of \$10,000 to be paid to the Corporation. Forming a part of this exchange is the dedication of 5% of land for park purposes in lieu of the collection of a Park levy. The submission of all survey and road closing plans will be the responsibility of the subdivider, as well as all legal costs involved with registration and document preparation. Any required rights-of-way will be obtained concurrent to final approval of the subdivision.


A. L. Parr,
DIRECTOR OF PLANNING

CW:ad
Atts.
cc: Acting Land Agent
Parks & Recreation Administrator

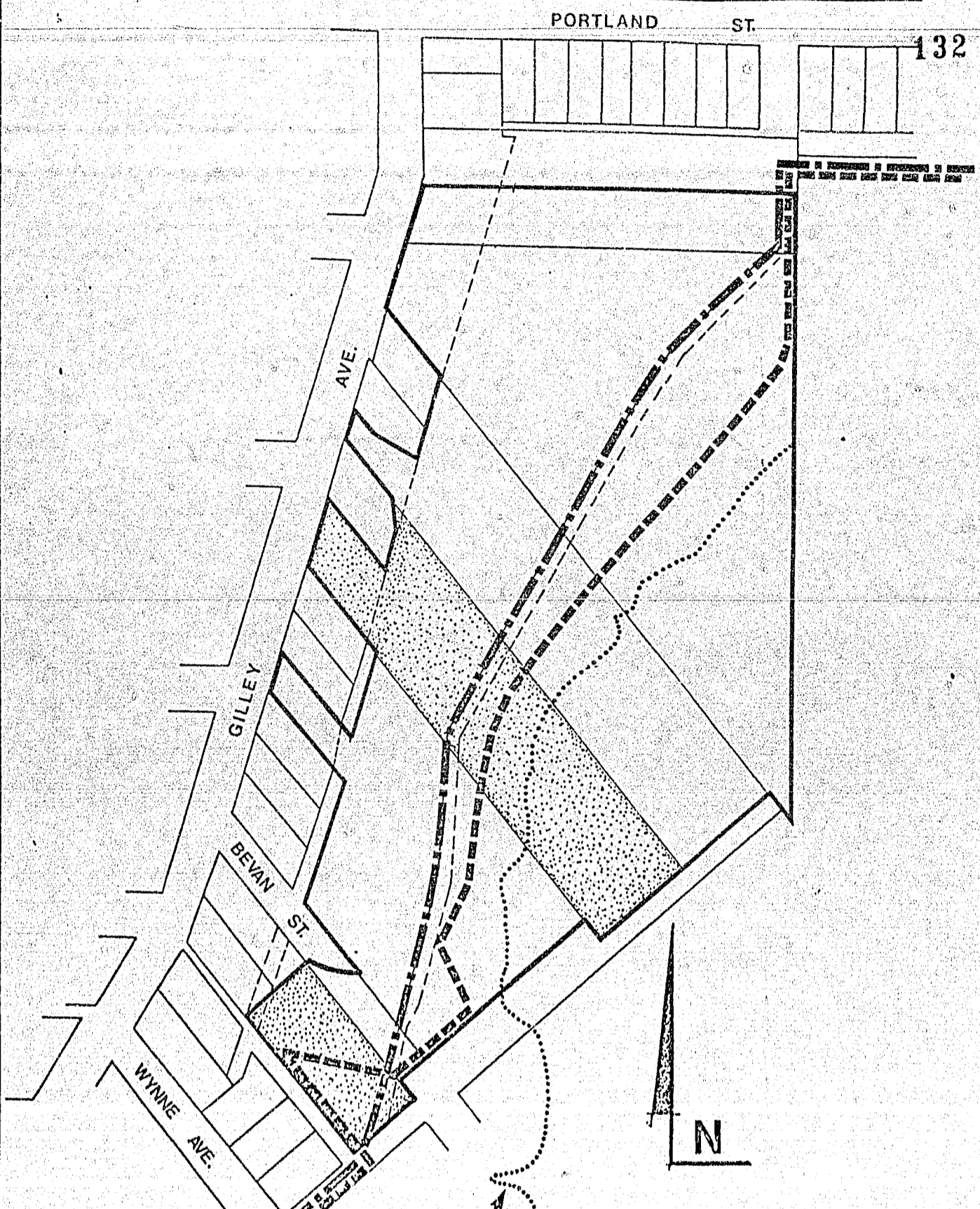
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-  CLOSURE AREAS
-  CORPORATION PROPERTIES
-  PROPERTIES TO BE ACQUIRED BY CORPORATION FOR PARK PURPOSES




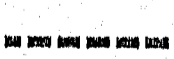
SCALE 1" = 200'
 SEPT. 178 C.W.

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TOP OF BANK
 (WEST BANK)

LEGEND:

-  AREA INCLUDED IN PROPOSED SUBDIVISION
-  MUNICIPAL LAND
-  FORMER ULTIMATE PARK BOUNDARY
-  PROPOSED NEW ULTIMATE PARK BOUNDARY

'B'