

ITEM	3
MANAGER'S REPORT NO.	7
COUNCIL MEETING	1980 01 28

RE: PROPOSED CLOSURE OF A PORTION OF ELSWICK AVENUE

Following is a report from the Director of Planning regarding the proposed closure of a portion of Elswick Avenue.

In summary, the proposed transaction does not involve a sale of property. The entire portion of road that is to be closed will be consolidated with municipal property as shown on figure 2. The redesignation of the land in question from road to open space will benefit the owner of Lot 3 in that his requirement for a sideyard setback will be reduced from 11.48 feet to 4.92 feet.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1980 JANUARY 21
 FROM: DIRECTOR OF PLANNING OUR FILE: R.C.#21/79 -
 D.L. 13
 SUBJECT: PROPOSED CLOSURE OF A PORTION OF ELSWICK AVENUE

RECOMMENDATIONS:

1. THAT Council authorize the Municipal Solicitor to prepare and introduce a Road Closing By-Law for that portion of Elswick Avenue as shown on the attached Figure 1.
2. THAT the Municipal Surveyor be requested to prepare the requisite survey plans to accompany the By-Law.

REPORT

BACKGROUND:

The Planning Department is in receipt of a request from the owner of Lot 3 (see attached Figure 1) to close that portion of Elswick Avenue which is adjacent to his property. He has requested this closure to facilitate the proposed renovation of his house. At present, Elswick Avenue must be regarded as a flanking street in which case the minimum side yard setback is 3.5 metres (11.48 feet). If the road allowance is closed and consolidated with the adjacent Municipal lands, the minimum side yard setback would then be 1.5 metres (4.92 feet).

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EXISTING SITUATION:

As can be noted on the attached Figure 2, a relatively large ravine runs through the majority of Elswick Avenue. This ravine is well treed and contains a natural watercourse.

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These lands are within the Cariboo Study Area which is currently under review by the Planning Department. While this review is not complete, it has progressed to the point whereby definite conclusions can be drawn about the ravine area. In our view it should be preserved in it's natural form and considered as part of the open space component in any future development proposal.

Consequently, it is to the Corporation's advantage to close Elswick Avenue at this time as the abutting owner has consented to the closure.

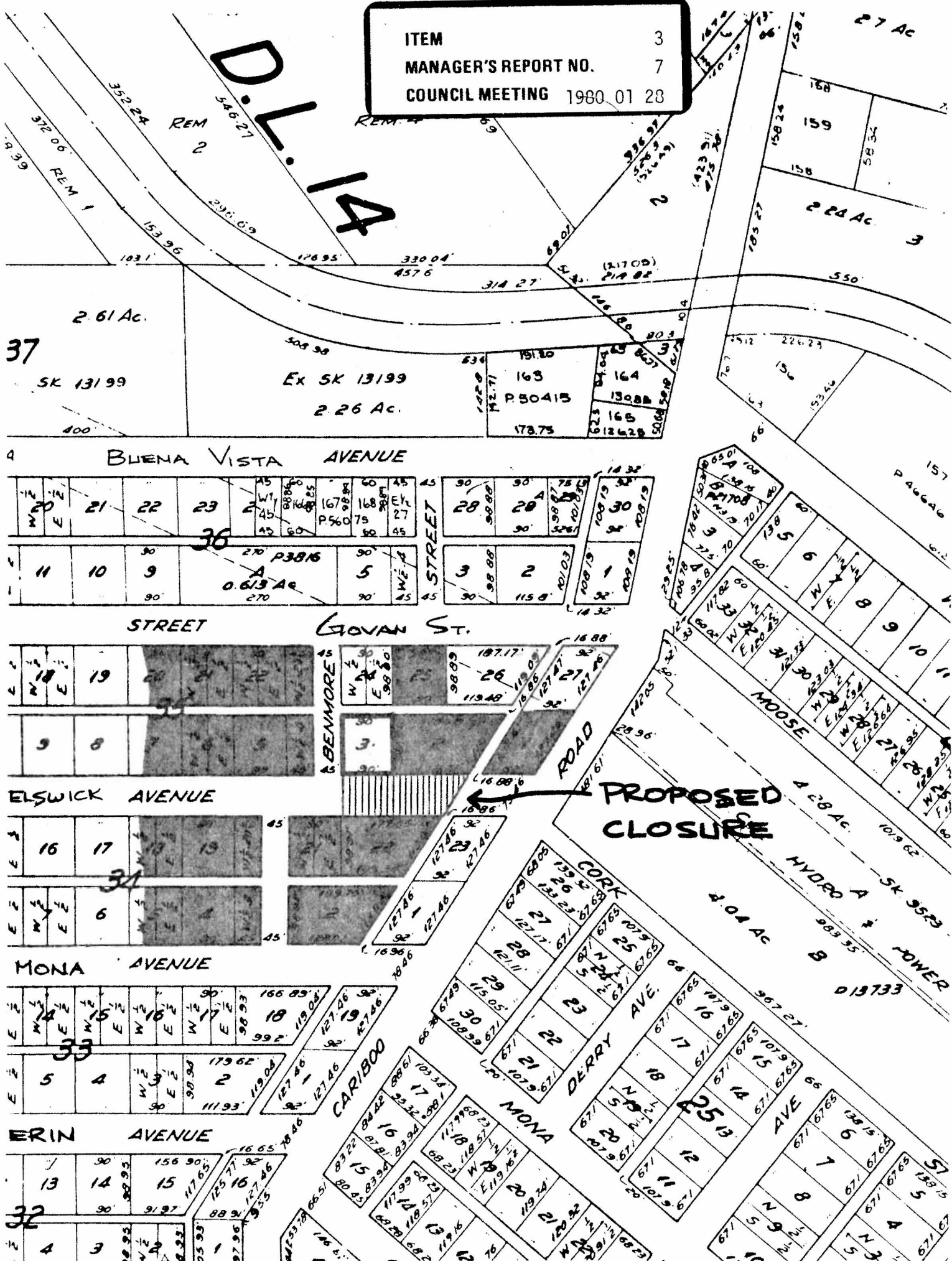


A. L. Parr
DIRECTOR OF PLANNING

PB/sam
Attachments

cc: Municipal Solicitor
Parks and Recreation Administrator

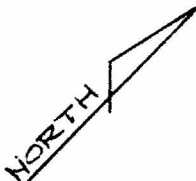
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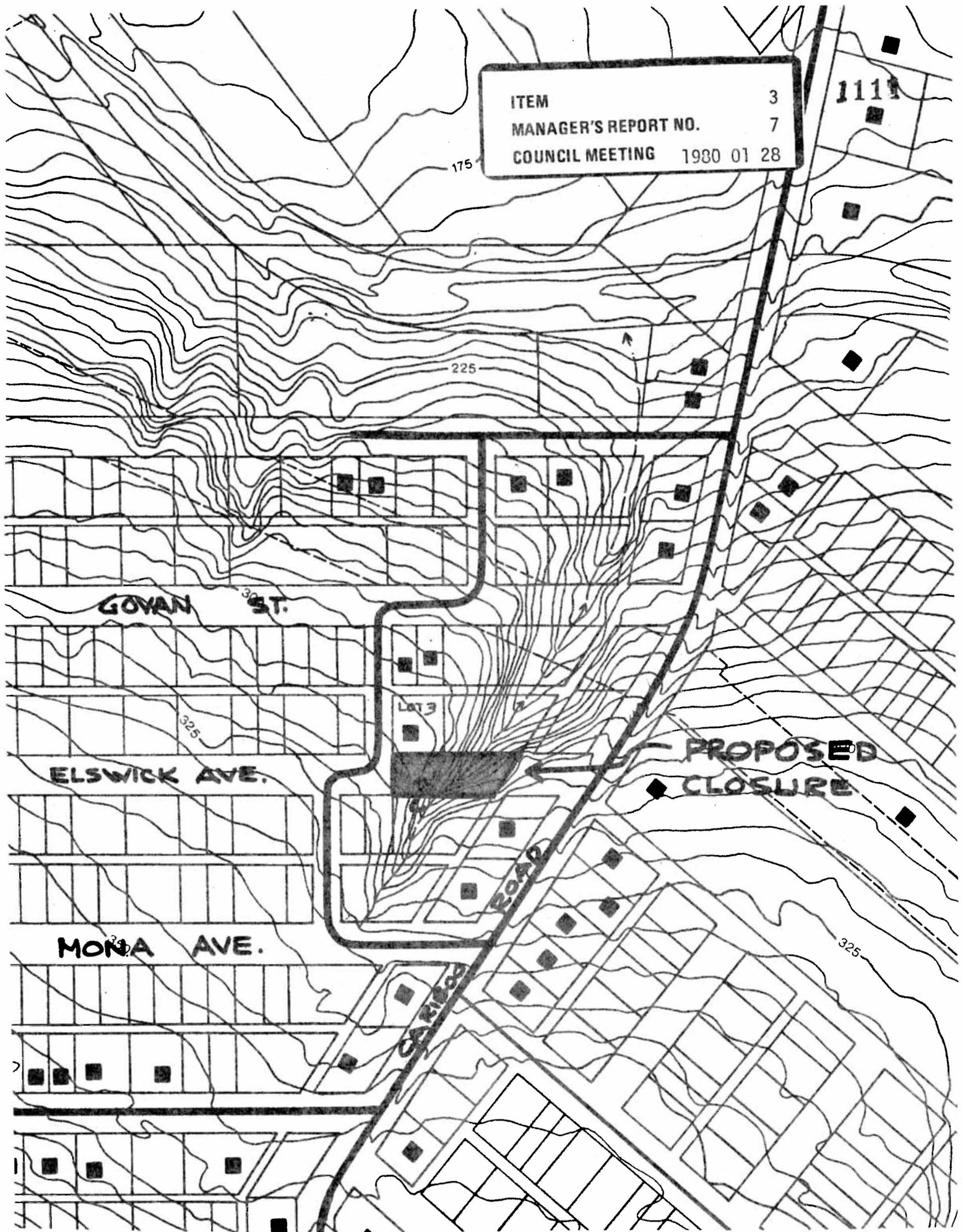


PROPOSED CLOSURE



MUNICIPAL LANDS





PROPOSED CLOSURE OF A PORTION
 OF ELSWICK AVE. & CONSOLIDATION
 WITH ADJACENT MUNICIPAL LANDS.

R.C. # 21/79

FIGURE 2

NORTH

1" = 200' PB
 1980 JAN.