

ITEM	4
MANAGER'S REPORT NO.	34
COUNCIL MEETING	85/05/13

RE: PROPOSED CLOSURE OF LANE ALLOWANCE SOUTH SIDE OF LOUGHEED HIGHWAY,
WEST OF BAINBRIDGE AVENUE, ROAD CLOSURE REFERENCE NO. 4/85

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. *THAT the recommendation of the Director Planning & Building Inspection be adopted.*

* * * * *

TO: MUNICIPAL MANAGER 1985 MAY 08

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

RE: PROPOSED CLOSURE OF LANE ALLOWANCE
SOUTH SIDE OF LOUGHEED HIGHWAY, WEST OF BAINBRIDGE AVENUE
ROAD CLOSURE REFERENCE #4/85

RECOMMENDATION:

1. THAT a Road Closing Bylaw be introduced for the lane allowance on the south side of Loughheed Highway west of Bainbridge Avenue subject to the conditions outlined in this report.

REPORT

The Planning and Building Inspection Department is in receipt of a request to close the unopened lane allowance on the south side of Loughheed Highway west of Bainbridge Avenue, as more particularly shown on the attached sketch.

The owner of 7018 Loughheed Highway (Microtel Limited) is proposing to consolidate the lane allowance and the privately-owned property at 7092 Loughheed Highway (pending successful negotiations) with their site.

Since the Board of Directors of Microtel are anticipating dealing with the lane closure and proposed purchase of the adjacent site on 1985 May 16, it was requested that Council consider the lane closure prior to that date.

In this regard, we have circulated the proposal and would set out the following as conditions governing the proposed closure:

- (1) Consolidation of the closed lane allowance with 7018 Loughheed Highway.
- (2) There are no Municipal easements required. However, should either B.C. Hydro or B.C. Tel require utility easements, they will be granted prior to final approval.

- (3) Payment of compensation to the Municipality for the lane allowance of \$12.00 per square foot (total approximate cost - 2,852 sq. ft. x - \$12.00 = \$34,224.00), subject to confirmation by survey plan. It should be noted that an offer was submitted on behalf of Microtel by their agent, Mr. John Connon of Macaulay Nicolls, in the amount of \$35,000.00. The recommended value, therefore, is in line with the offer.
- (4) Submission of all necessary right-of-way plans (if required), road closing, and consolidation plans.
- Should Microtel be successful in securing 7092 Loughheed Highway, it may be necessary to require some dedication on Bainbridge Avenue. If this is the case, a further report will be presented to Council for consideration of a Highway Exchange Bylaw.
- Agreement in principle to the conditions outlined in this report was received in a verbal discussion with Mr. John Connon on 1985 May 08.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

CM:ad
att.
cc: Municipal Solicitor