

ITEM	13
MANAGER'S REPORT NO.	5
COUNCIL MEETING	88/01/18

RE: REZONING REFERENCE NO. 117/86
SUBDIVISION REFERENCE NO. 68/87
ROAD CLOSURE REFERENCE NO. 4/85

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 January 12

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #117/86
SUBDIVISION REFERENCE #68/87
ROAD CLOSURE REFERENCE #4/85
PROPOSED LANE CLOSURE

RECOMMENDATION:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw involving the closure of the lane allowance within the subject site, subject to the conditions outlined in this report.

R E P O R T

1.0 BACKGROUND

Council, on 1987 June 22, adopted Recommendation 1 of Manager's Report No. 42, Item 12 in connection with the above referenced rezoning application. As outlined within the report, details of the proposed lane closure were to be the subject of a further report. Reports of the proposed lane closure were subsequently circulated to the various agencies and departments having an interest in this matter. The details are now available and are provided as follows.

2.0 CURRENT SITUATION

In connection with the proposed rezoning of the subject site (shown on the attached sketch), it is considered appropriate to close and offer for sale the lane allowance within the site, subject to fulfillment of the following conditions by the developer:

- (a) Dedication of a 6m x 6m corner truncation at Loughheed Highway and Bainbridge Avenue for road allowance purposes.
- (b) Consolidation of the lane allowance with the proposed site.
- (c) Payment of compensation to the Corporation in the amount of \$15.00 per square foot for the net lane closure area (lane closure area minus corner truncation area).

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- (d) Submission of all necessary Highway Exchange Bylaw plans and consolidation plans.
- (e) Execution of all necessary documents involved with the lane closure and transfer.
- (f) Payment of all legal and survey costs.
- (g) Completion of Rezoning Reference #117/86.

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It should be noted that the previous report mentioned the closure of several lane allowances, which also included the lane allowances at the south-easterly section of the site (abutting 3037 and 3061 Bainbridge Avenue). Closure of these sections of lane required the obtaining of the legal consents of the owners of 3037 and 3061 Bainbridge Avenue. As these consents were unable to be obtained, the proposed rezoning and site consolidation will proceed without the closure and inclusion of those lane allowances into the site.



A. L. Parr
DIRECTOR OF PLANNING &
BUILDING INSPECTION

CMM/hr
Att.

cc: Municipal Solicitor
Director Engineering
Director Finance

D.L. 78 & 59

Lots 2, A, 1 & 2 and 72

Grp. 1, NWD

Plans 74615, 16934, 36979,
16349, 27741 & 15601

S.D. Ret. # 68/81

X-Ref: R.Z. Ref. # 117/86

R.C. Ref. # 4/85

S.D. Ref. # 99/83

Proposed Zoning: CD (based
C1 & M5 guidelines)

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