

ITEM 15
MANAGER'S REPORT NO. 53
COUNCIL MEETING 88/08/22

RE: CLOSURE OF PORTION OF REGENT STREET ROAD ALLOWANCE
ROAD CLOSURE REFERENCE NO. 10/82
SUBDIVISION REFERENCE NO. 77/82

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Approving Officer be adopted.

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TO: MUNICIPAL MANAGER 1988 August 16
FROM: APPROVING OFFICER
SUBJECT: Closure of a Portion of Regent Street Road Allowance
In Exchange for Dedication of Grandview Highway Road Allowance
CONSOLIDATION OF MUNICIPAL LANDS
Road Closure Reference #10/82
Subdivision Reference #77/82

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw involving the closure of a portion of Regent Street in exchange for the dedication of land for Grandview Highway road allowance purposes and the consolidation of municipal lands into one site, subject to the conditions outlined in this report.
2. THAT Council authorize the preparation of the highway exchange bylaw plans, right-of-way plans, explanatory plans and consolidation plans by the Director Engineering.

R E P O R T

1.0 BACKGROUND:

Council, on 1988 August 08, lifted a tabled report from the Municipal Solicitor and adopted the following recommendation:

"THAT if the transaction does not complete the Corporation treat the contract as terminated and return the purchaser's deposit."

This was in connection with a bid received and accepted from T.E.C. Management to acquire municipal lands, roads and lane allowances. The transaction was not completed by 1988 July 31 as required under the terms of the contract and the contract was terminated. The purchaser's deposit was subsequently returned.

2.0 EXISTING SITUATION:

It is now considered appropriate to assemble the municipal lands, roads and lane allowances, consolidate them into one site and register the necessary rights-of-way and restrictive covenant agreements prior to re-tendering the land for sale.

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The lands in question are shown on the attached Sketch #1 and are identified as follows:

- (a) W.1/2 Lot 1, Blk.19, D.L. 69, Plan 1321
- (b) E.1/2 Lot 1, Blk.19, D.L. 69, Plan 1321
- (c) Lot 2, Blk.19, D.L. 69, Plan 1321
- (d) Lot 3, Blk.19, D.L. 69, Plan 1321
- (e) Parcel A (Bylaw Plan 57867), Blk.7, D.L. 69, Plan 290
- (f) Parcel B (Bylaw Plan 57867), Blk.19, D.L. 69, Plan 1321
- (g) Parcel C (Bylaw Plan 57867), of Lot 11, Blk.19, D.L. 69, Plan 1321
- (h) Portion of Regent Street road allowance
- (i) Portion of Lot 2, D.L. 69, Plan 75217 (10' x 165')

The proposed closure of a portion of Regent Street and the site consolidation are subject to fulfillment of the following conditions by the Municipality:

1. Dedication of a portion of land for Grandview Highway road allowance purposes.
2. Consolidation of all above referenced properties and road closure area, with the exception of Parcel C, into one site. Parcel C will remain as a separate lot, but will be included in the re-tendering package.
3. Granting of statutory rights-of-way as shown on the attached Sketch #2 to the Municipality for sewerage and drainage purposes.
4. Granting of a Section 215 restrictive covenant as shown on Sketch #2 to prohibit the construction of any buildings within the 76 foot setback area. Council, on 1984 September 24, authorized the registration of this covenant as a result of the Municipality acquiring a 10 foot strip of land from Lots 44 and 42 to the north in order to protect the amenities of the existing development thereon.
5. Preparation of all necessary Highway Exchange Bylaw plans, right-of-way plans, building setback explanatory plans and consolidation plans by the Director Engineering.
6. Execution of all necessary documents.

A further report dealing with the re-tendering of the site for sale will be submitted for the consideration of Council subsequent to the completion of the Highway Exchange Bylaw and the registration of the Bylaw, consolidation plans, right-of-way plans, building setback explanatory plans and associated documents.

CMM:hr
Atts.

cc: Municipal Solicitor
Director Administrative and Community Services
Director Engineering
Director Finance

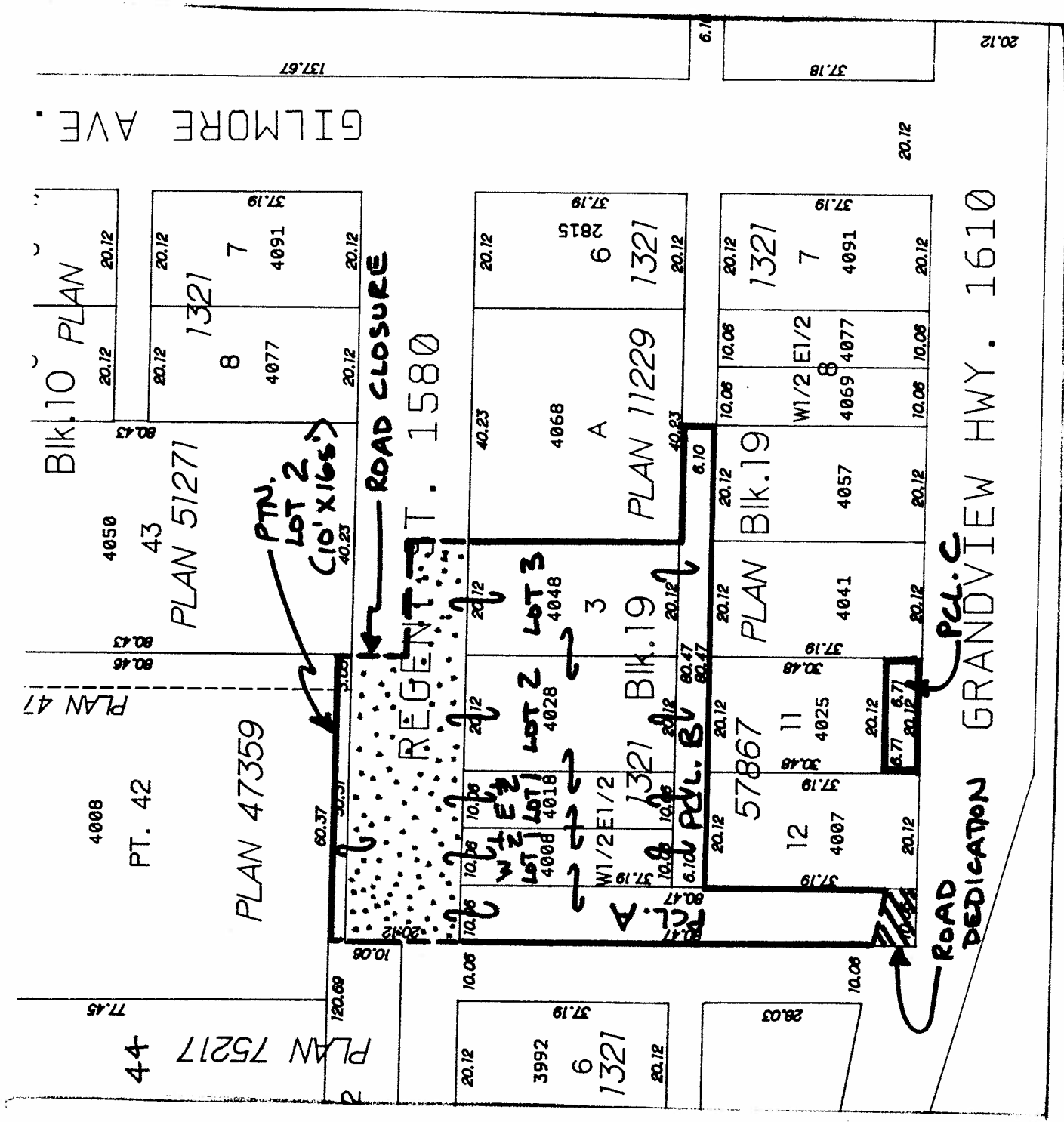


A. L. Parr
APPROVING OFFICER

ITEM 15
 MANAGER'S REPORT NO. 53
 COUNCIL MEETING 88/08/22

PROPOSED CLOSURE OF A PORTION OF REGENT STREET
 WEST OF GILMORE AVENUE AND SITE CONSOLIDATION
 OF MUNICIPAL LANDS

R.C. REF. #10/82
 D.L. 69



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SKETCH #1

SCALE: 1:1000M
 1988 AUGUST
 C.M.M.

