

ITEM 21  
MANAGER'S REPORT NO. 40  
COUNCIL MEETING 90/06/11

RE: ROAD CLOSURE REFERENCE NO. 4/81  
PROPOSED CLOSURE OF AN ADDITIONAL PORTION  
OF LANE ALLOWANCE ADJACENT 5302 PANDORA STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1990 June 05  
FROM: APPROVING OFFICER  
SUBJECT: ROAD CLOSURE REFERENCE #4/81  
Proposed Closure of an Additional Portion  
of Lane Allowance Adjacent 5302 Pandora Street

PURPOSE: To request Council authority to close and sell an additional 4' strip of lane allowance to the owners of the adjacent property at 5302 Pandora Street.

RECOMMENDATION:

1. THAT Council authorize the introduction of a Road Closing Bylaw involving the closure of a portion of the subject lane allowance (see attached sketch), subject to the conditions outlined in this report.

R E P O R T

1.0 BACKGROUND:

On 1988 May 30, Council authorized the closure and sale of a 3-1/2' strip of an unopened lane allowance to the owners of the adjacent property (5304 Pandora Street) to enable a subdivision into two lots.

Subsequently, the subdivision was finalized on 1988 November 23 and a new home built on the westerly lot (5302 Pandora Street).

Prior to issuance of an Occupancy Permit, staff from the Building Division conducted an inspection and noted that the open sundeck (excluded from gross floor area) had been enclosed, thereby creating additional floor area over and above the maximum permitted for the lot.

Rather than remove the enclosure, the applicant has proposed, instead, to increase his lot size, thereby increasing the gross floor area permitted for the lot. In order to achieve this, an additional 4' is required from the adjacent lane.

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**2.0 CURRENT SITUATION:**

The Planning & Building Inspection Department has sent a letter to the applicant stating that the proposed lane closure would be contingent upon completion of the following conditions:

- a) Consolidation of the cancelled allowance with 5302 Pandora Street (D.L. 122 and 127, Lot 1, Plan 79927). **174**
- b) Payment of compensation to the Corporation in the amount of \$27.00 per square foot for the area being closed (approximate area is 425 sq. ft.). This compensation does not include the required property purchase tax.
- c) Existing rights-of-way for B.C. Telephone and B.C. Hydro are to be retained.
- d) Granting of a right-of-way over the entire closure area to the Municipality to protect a combined sewer and a watermain.
- e) Submission of all necessary road closing, survey and right-of-way plans.
- f) Execution of all necessary documents involved with the closure and transfer.
- g) Payment of all legal and survey costs by the applicant.

The Planning & Building Inspection Department has received the applicant's written concurrence with the above conditions.

AD:hr  
Att.

cc: Municipal Solicitor  
Director Engineering  
Chief Building Inspector  
Director Finance

  
A. L. Parr  
APPROVING OFFICER



