

ITEM	8
MANAGER'S REPORT #	16
COUNCIL MEETING	95/04/03

1995 March 21

TO: CITY MANAGER

FROM: APPROVING OFFICER

SUBJECT: PROPOSED CLOSURE OF 2.1m (7') OF  
SPRINGER AVENUE ADJACENT 5140 VENABLES STREET  
Road Closure Reference #12/92

PURPOSE: To obtain Council authority for the closure and sale of a 2.1 m portion of  
Springer Avenue.

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**RECOMMENDATION:**

1. THAT a Road Closing Bylaw be introduced for the closure of a 2.1m (7') portion of Springer Avenue adjacent 5140 Venables Street subject to the conditions outlined in this report (see attached sketch).

**R E P O R T**

1.0 **BACKGROUND:**

As a result of an enquiry from the owner of 5140 Venables Street, the Planning and Building Department reviewed the existing Springer Avenue road allowance adjacent this property, relative to closing a portion and selling it for consolidation with 5140 Venables Street.

The owner who has recently constructed a single-family dwelling on the property, expressed the wish to construct a fence similar to others along Springer Avenue and in line with other property lines. He also advised that a recent property survey had confirmed that a large rhododendron bush which he wishes to preserve and protect is located slightly within the road allowance.

A report of the proposed closure was circulated to various agencies having an interest in the subject road. The Director Engineering has advised there are no utilities other than a water connection curb stop (shut-off valve) that will be affected by the proposed closure. The Transportation Planner has advised that Springer Avenue is completed to City Standard at this location and the closure will not affect its status as a local collector.

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2.0 CURRENT SITUATION:

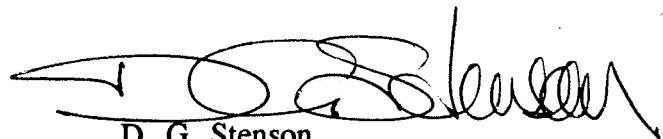
When all reports were received, the Planning and Building Department sent a letter to the owner of 5140 Venables stating that the closure would be contingent upon completion of the following conditions:

1. Consolidation of the road portion with 5140 Venables Street.
2. Payment of compensation to the City in the amount of \$5.00 per square foot for the area being closed (an estimated total of \$2,480.00 for approximately 496 sq. ft.) plus Property Purchase Tax, plus GST. The final square footage of the area is to be determined by legal survey.

The amount of compensation that has been established as a condition of the transaction was calculated by the Legal Department.

3. Submission of the necessary road closing bylaw plan and the consolidation plan.
4. Submission of an up-to-date Title Search for 5140 Venables Street.
5. Completion of a Statement as to Citizenship form.
6. Approval by the Minister of Municipal Affairs.
7. Payment of all registration costs and document preparation costs.
8. Payment of estimated cost of \$500.00 to have the City relocate a shut-off valve from the existing property line to the new property line.
9. Completion of all conditions of the consolidation.

The Planning and Building Department has received the owner's written concurrence to the above conditions.

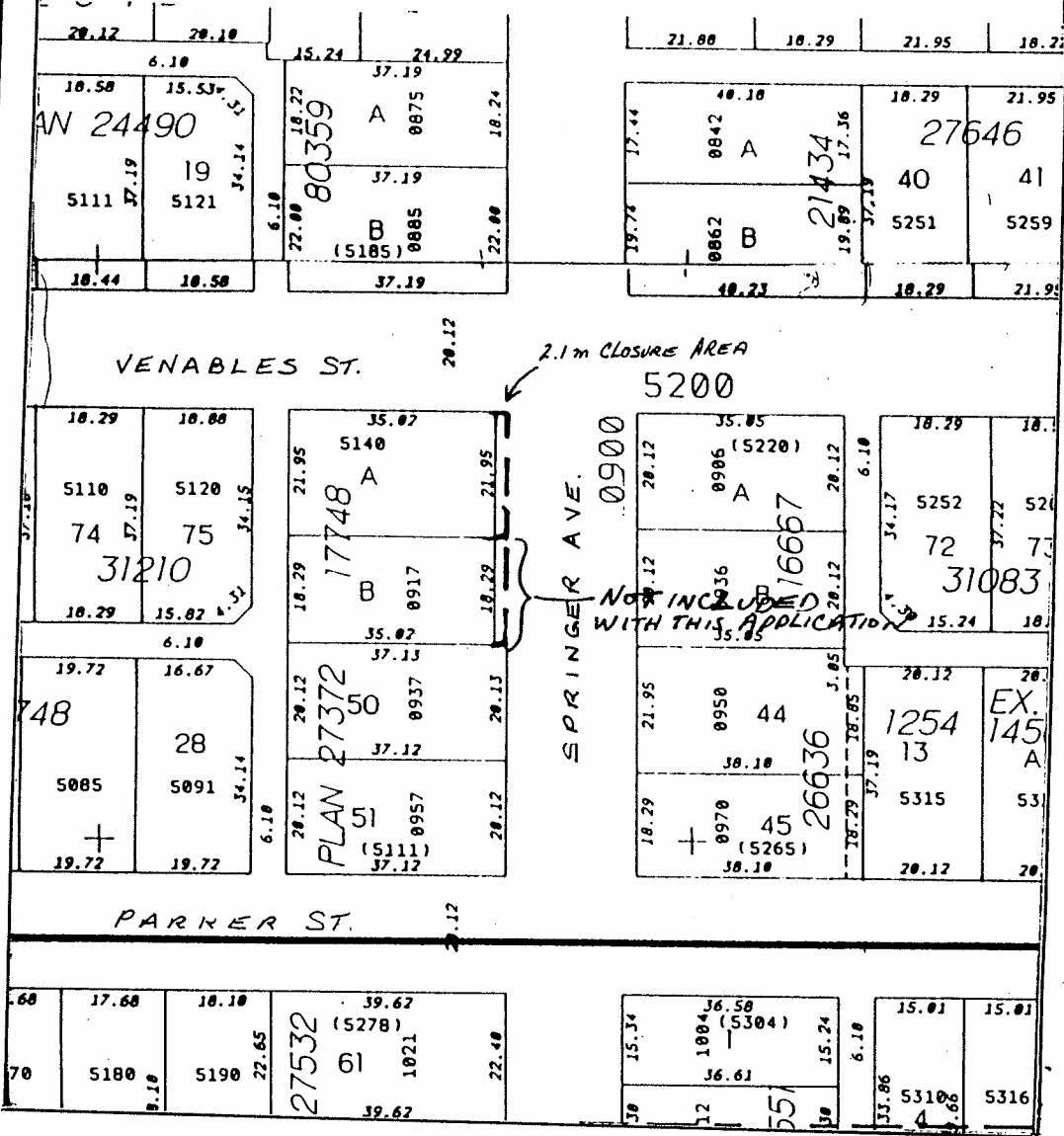
  
D. G. Stenson  
APPROVING OFFICER

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AD:hr  
Att.

cc: City Solicitor  
Director Engineering

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Date:  
1994 OCT.

Scale:  
1:1000

Drawn By:  
AD



ROAD CLOSURE REF. # 14/94  
 (ATTACHMENT)

